



## Yamba, 22 Yamba Road

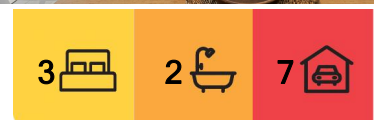
### Form Meets Function in a Prime Location

Perfectly positioned just moments from Yamba's vibrant CBD and stunning beaches, 22 Yamba Road is a standout property that definitively sits at the crossroads of both form and function. This inviting 3 Bedroom, 2 Bathroom and 3 Garage home has been thoughtfully renovated, offering a light-filled and inviting atmosphere that's perfect for families, retirees, or investors seeking a turn-key holiday retreat. The moment you step in you'll be greeted by brilliant sunlight, afforded by the sunroom, spilling out into the open living, dining and kitchen. Every detail has been carefully considered, with stylish upgrades enhancing both function and aesthetics.

Beyond the home, lifestyle is at the forefront. Just across the road, the scenic riverfront footpath starts which leads you straight into town and directly to Turners and Whiting Beach. The outdoor spaces have been designed for both relaxation and entertaining, featuring a spacious front deck nestled amongst greenery and a large spa tucked away at the rear, perfect for unwinding after a day by the coast.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Invited

**View**  
By Appointment

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**LJ Hooker Yamba**  
(02) 6646 2202

Adding to its appeal, this property boasts two expansive sheds totalling approximately 120sqm-a rare find in Yamba. One has been transformed into a kitted-out kids' retreat, offering extra flexibility for families or visitors.

With the option to purchase fully furnished, this well-established holiday property is ready to be enjoyed from day one-whether as a permanent home, investment, or coastal escape.

**Key Features:**

- Great location close to the best Yamba has to offer
- Stone's throw away from riverfront footpath that leads directly to the beaches
- Elevated interior and furnishings
- 7.2kw solar power system
- Two generous sheds totalling approximately 120sqm
- One of the sheds, a kitted out kids retreat
- Vast master ensuite
- Air conditioning located throughout the home
- Large deck surrounded by greenery
- Sizeable undercover spa
- Established gardens
- Feature wall at the front of property increases privacy
- Established holiday property

**Disclaimer:**

LJ Hooker Yamba has taken every precaution to establish accuracy of information in marketing, all relevant checks and searches are to be carried out by any prospective purchaser to verify the information provided. All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to LJ Hooker by third parties.

## More About this Property

<b>Property ID</b>	H38FKW
<b>Property Type</b>	House
<b>Land Area</b>	765 m2
<b>Including</b>	Air Conditioning Spa Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Liveability

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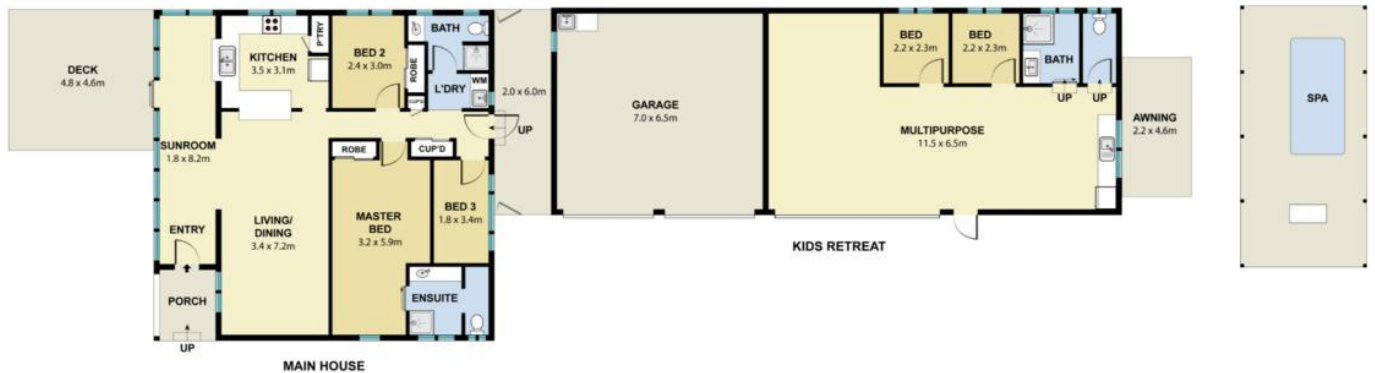
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Yamba NSW 2464

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.