



## Yamba, 41 Acacia Circuit

### Endless Potential in Prime Yamba Location

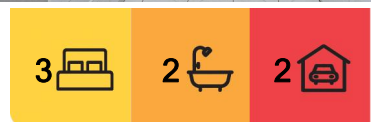
41 Acacia Circuit can be found on one of Yamba's most prominent streets, offering a fantastic window of opportunity for a variety of buyers. Whether you're a first home-buyer looking to step into the property market, an astute investor seeking a solid return, or a visionary renovator, this property delivers on all fronts.

The property is a single-level home, which makes it ideal for families, retirees, or those seeking a low-maintenance lifestyle. Inside, you'll find three generously sized bedrooms, including a master suite with its own private ensuite for added comfort. The home's thoughtful layout ensures plenty of natural light and space, creating an inviting atmosphere perfect for family living. Having been a tenanted property for over 20 years with the same custodians, it has been meticulously maintained throughout that time.

Ideally located, 41 Acacia Circuit is within easy walking distance to Coles, local shops, cafes, and essential medical facilities. This convenience enhances its appeal, making it a



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**For Sale**  
By Negotiation

**View**  
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great option for both families and investors alike. Whether you envision a modern renovation or simply appreciate a home that's ready to move into, the property's potential is undeniable.

41 Acacia Circuit represents a rare find in the Yamba market. It's a versatile property that meets the needs of a variety of buyers, offering a solid foundation for those looking to build a future in one of Yamba's most appealing areas. Don't miss your chance to capitalise on this promising opportunity-whether you're looking to settle, invest, or transform!

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>	H18FKW
<b>Property Type</b>	House
<b>House Size</b>	126 m <sup>2</sup>
<b>Land Area</b>	573 m <sup>2</sup>
<b>Including</b>	Courtyard Outdoor Entertaining Built-in-Robes Liveability

**Kieran Mulvihill 0409 466 700**

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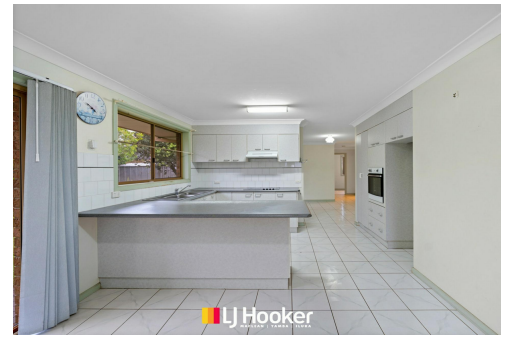
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Yamba, NSW 2464

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.