

85 Witonga Drive, Yamba




## Waterfront Entertainer Designed for Relaxed Coastal Living

Positioned on a prime stretch of Yamba waterways, 85 Witonga Drive delivers a complete waterfront lifestyle with space, flexibility and direct river access. Offering your own private jetty and boat ramp, this is a home designed for those who want to truly live on the water.

From the moment you arrive, the property sets a relaxed coastal tone with lush tropical gardens, a fully fenced yard and a sense of privacy rarely found in waterfront homes. The outdoor spaces are a standout, featuring beautifully landscaped grounds, a stunning timber entertaining deck framed by established palms and multiple areas to relax or entertain.

Inside, the home has been thoughtfully designed and renovated to offer generous proportions and a highly functional layout. Multiple living zones include a large central living area, a separate family room and a light filled sunroom that captures the outlook and provides the perfect place to unwind. The dining area connects seamlessly to a well appointed kitchen, complete with quality appliances and ample storage, making it the true hub of the home.

Accommodation is well considered with four spacious bedrooms. The

4  2  4 

**FOR SALE**  
\$2,299,000

**VIEW**  
By Appointment

**AGENTS**  
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 **LJ Hooker**

master suite includes a walk in robe and private ensuite, while the remaining bedrooms are serviced by a centrally located bathroom, all finished to a high standard.

Stepping outside, the lifestyle on offer becomes even more impressive. A covered alfresco area complete with built in bar and barbecue overlooks the pool, creating a true resort style setting. Whether hosting friends or enjoying quiet family time, this space is designed to be used year round.

The waterfront access is where this home truly excels. Launch the boat from your own ramp, moor it at the private jetty and enjoy effortless access to the river whenever you choose. Additional side access provides secure space for a large caravan, boat or trailer, adding further practicality.

Additional features include solar power, ducted air conditioning, a double garage and low maintenance landscaping, ensuring comfort and efficiency throughout.

This is a rare opportunity to secure a fully established waterfront home in one of Yamba's most tightly held locations. A property where everything has been done and the lifestyle is ready to be enjoyed.

Call Kieran Mulvihill 0409 466 700 Today to book your private inspection

#### 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 DETAILS

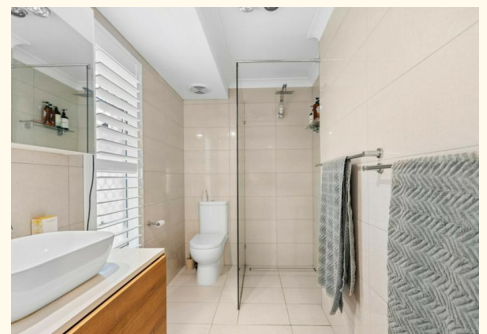
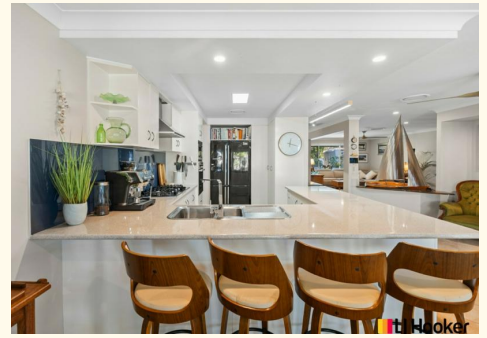
|               |   |
|---------------|---|
| Property ID   | H9VFKW  |
| Property Type | House   |
| Land Area     | 894 m2  |
| Including     | Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Pool<br>Courtyard<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>Solar Panels<br>Liveability |

### Kieran Mulvihill 0409 466 700

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**85 Witonga Drive**  
Yamba, NSW 2464

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