



36B Park Avenue, Yamba

Contemporary Single-Level Living with Space, Privacy and Convenience

On offer here is the epitome of contemporary living in one of the most convenient locations Yamba has to offer. This stunning single-level, three-bedroom freestanding property presents like new and has been meticulously designed to deliver comfort, convenience and modern style.

From the moment you step through the inviting entrance, you're welcomed by a light-filled, open-plan layout that seamlessly connects the living, dining and kitchen areas. High ceilings and abundant natural light create an immediate sense of space and ease.

The sleek, modern kitchen is both functional and stylish, featuring quality appliances, generous storage and an expansive island bench that's perfect for everyday meals or casual entertaining. From here, the living space flows effortlessly to the landscaped garden and outdoor entertaining area, ideal for hosting friends or enjoying relaxed outdoor living.

The master suite is a private retreat, offering generous proportions, a

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FOR SALE

Please Call

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 **LJ Hooker**

walk-in wardrobe and a well-appointed ensuite. Two additional bedrooms are thoughtfully positioned and are serviced by a contemporary main bathroom with modern finishes.

Designed to meet the demands of modern living, the home also includes practical features that enhance comfort, efficiency and long-term appeal.

Key Features

- Freestanding property with no shared walls
- Single-level, near-new three-bedroom home
- Two modern bathrooms including ensuite
- Double garage with secure parking and excellent storage
- Air conditioning for year-round comfort
- Solar panels to reduce ongoing energy costs
- Rheem 178 L Heat pump hot water system (approx. 6 months old)
- Open-plan living with high ceilings and natural light
- Modern kitchen with island bench and quality appliances
- Landscaped garden and outdoor entertaining area
- Low-maintenance design ideal for owner occupiers or investors
- Tinted windows insuring year around privacy

Lifestyle & Location

Positioned close to parks, recreational areas, the local shopping precinct and medical facilities, day-to-day living couldn't be easier. Everything you need is within easy reach, while the quiet residential setting ensures a relaxed lifestyle.

Living in Yamba means enjoying a genuine coastal lifestyle with beaches, cafes, river walks and community amenities just minutes away.

What the Owners Love

"The space, privacy and the convenience of being so close to shops and medical services has made living here incredibly easy."

Properties offering this level of quality, independence and convenience are rarely available.

For further information or to arrange your inspection, contact Mark Porter today.

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 H85FKW
Property Type Townhouse

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