

1/55 Melaleuca Dr, Yamba, NSW 2464

Guide: \$1,250,000 - \$1,350,000

Townhouse 3  2  1 



## Waterfront Living, Beautified & Simplified

Beautifully presented and perfectly positioned to embrace a prized northerly aspect across the water, 1/55 Melaleuca Drive offers the effortless waterfront lifestyle that so many aspire to, without the high price tag or maintenance that often comes with it. Whether you're searching for a permanent home where every day feels like a holiday or an easy-care coastal escape, this inviting townhouse delivers exceptional value in one of Yamba's most sought-after waterfront settings.

### Open for Inspection

Sat, 25 Jul 2026 - 1:00 PM to 1:30 PM  
Sat, 01 Aug 2026 - 1:00 PM to 1:30 PM  
Sat, 08 Aug 2026 - 1:00 PM to 1:30 PM

Designed with comfort and practicality in mind, the thoughtfully planned layout places the spacious open-plan living and dining area at the heart of the home, seamlessly connecting to the expansive waterfront alfresco. The result is a home that flows effortlessly between indoors and out, creating the perfect setting for relaxed entertaining, quiet morning coffees or evening drinks overlooking the tranquil water. The master bedroom is also conveniently positioned on the lower level, offering easy single-level living, while upstairs, two generous guest bedrooms and the main bathroom provide excellent separation for family and visitors.

The outdoor entertaining area is undoubtedly one of the home's standout features. Generous in scale and perfectly positioned to capture the sought-after northerly aspect, this peaceful waterfront space invites you to slow down and embrace the lifestyle that makes Yamba so special. Beyond the backyard, the shared pontoon provides direct river access, allowing you to keep your boat moored just steps from your back door and head out on the water whenever the mood strikes.

Practicality is equally well catered for, with a single lock-up garage complemented by a full-length carport, while the generous street frontage offers abundant additional parking for guests, trailers or extra vehicles - an increasingly valuable feature in waterfront locations.

Beautifully maintained, perfectly positioned and offering an enviable blend of lifestyle and convenience, this is a rare opportunity to secure an affordable waterfront address in one of Yamba's most desirable locations.

Priced to sell, this outstanding waterfront townhouse represents exceptional value in today's market. Opportunities like this are quickly snapped up, so buyers are encouraged to act swiftly to avoid missing out.

### Listed By

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