

11 Warrina Pl, Yamba, NSW 2464

By Negotiation

House 4  2  2 



## Waterfront Brilliance at Yamba Quays - Be the First to Call

Introducing 11 Warrina Place, Yamba, a brand-new single level masterpiece nestled in the exclusive Yamba Quays estate. Nearing completion and ready to impress, this rare waterfront offering delivers a lifestyle of luxury, comfort, and convenience, all wrapped in one exceptional package.

**Open for Inspection**

By Appointment.

With a prized easterly aspect and prime waterfront frontage, this residence is a showcase of effortless coastal living. From the moment you step inside, the expansive open plan living area captures your attention - light-filled, elegantly appointed, and framed by sweeping water views. At the heart of it all is a premium island kitchen, designed for entertaining and seamlessly connecting the indoors to a covered alfresco patio complete with outdoor kitchen. Overlooking the grassed yard, sparkling pool, and serene waterway beyond, this is a space made for year-round enjoyment.

Inside, quality is evident in every corner. Ducted air conditioning ensures all-season comfort, while upgraded finishes throughout reflect careful craftsmanship. Four generously sized bedrooms include a private master retreat, boasting a fully fitted walk-in robe and stylish ensuite. The main bathroom and powder room are equally well-appointed, offering space and sophistication for family and guests alike. A dedicated study area enhances the home's flexibility, ideal for those working remotely.

Practicality has not been overlooked - there's abundant storage throughout, a functional laundry, and a spacious double garage. Plus, with additional side access for a caravan or boat, and your very own pontoon offering direct access to the Clarence River, the lifestyle on offer here is second to none.

This is a rare chance to secure one of Yamba's newest waterfront homes before it hits the wider market. Buyers with vision and timing on their side will be richly rewarded.

11 Warrina Place is not just a home, it's a lifestyle. One that promises sunshine, space, and a front row seat to Yamba's natural beauty. Act now, this property will be sold.

### Listed By

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