

137 Yamba Rd, Yamba, NSW 2464

Offers Invited

House 3 2 2



Huge block, Established Tenancy, Rare Opportunity

Welcome to 137 Yamba Road. You are looking at a property that makes sense today and positions you well for tomorrow. Set on a large parcel of land in a highly accessible Yamba location, 137 Yamba Road offers immediate rental income with genuine subdivision potential subject to council approval. It's the kind of asset investors actively seek but rarely secure in this tightly held coastal market.

Open for Inspection

By Appointment.

The Investment Fundamentals

The home is currently tenanted, providing holding income from day one. This allows you to land-bank comfortably while you assess longer-term options, whether that's subdivision, redevelopment or simply retaining a solid performer in a growth location. Properties with scale, income and flexibility like this are becoming increasingly scarce in Yamba.

The Home

The existing residence is practical, well laid out and suited to long-term tenancy. Living and dining areas are functional and light filled, while the kitchen is positioned for easy everyday use. Bedrooms are well proportioned and the overall layout appeals to a broad tenant demographic, supporting ongoing rental demand.

The dwelling sits comfortably on the block, preserving the underlying land value and allowing flexibility for future planning.

Land Size and Subdivision Potential

One of the key strengths of this property is the land component. The generous block size opens the door to potential subdivision or future development, subject to council approval. Whether you're a seasoned developer or a long-term investor with an eye on future growth, this site offers options rather than limitations.

Location and Demand

Positioned along one of Yamba's main connecting roads, this address enjoys excellent access to shops, schools, beaches and the Clarence River. Convenience drives rental demand, and Yamba's ongoing popularity with both permanent residents and lifestyle movers continues to underpin strong fundamentals for

Listed By

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