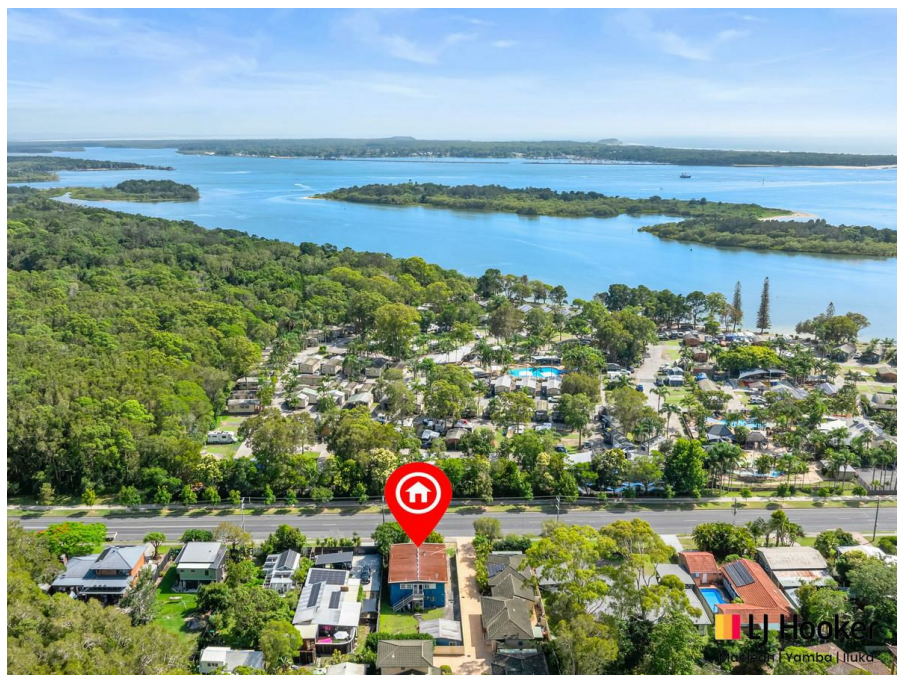


138 Yamba Rd, Yamba, NSW 2464

Offers Invited

Block of Units 8  4  2 



Own A Four-Unit Investment Block With Huge Upside

Positioned just minutes from Yamba's beaches, cafes and riverfront, 138 Yamba Road presents an exceptional opportunity - a full block of four 2-bedroom, 1-bathroom units on one title with strong existing income and massive future potential.

Open for Inspection

By Appointment.

Each unit is self-contained, offering two bedrooms, one bathroom, a functional kitchen and open living area, plus off-street parking. The configuration allows for multiple income streams, short-term holiday letting, or the flexibility to live in one and lease the others.

The property currently returns approximately \$71,240 per annum, providing a solid base yield with significant room to increase returns through improvements.

A new roof and guttering are due, and two bathrooms would benefit from renovation - making this the ideal project for investors or builders looking to unlock the site's full potential.

With Yamba's rental market in high demand and limited multi-unit opportunities available, this is a rare find. Refurbish and hold for long-term growth, or explore strata subdivision (STCA) for future capital gain.

Situated on a 556 Sqm block within walking distance to Yamba Fair, schools, and public transport, and only minutes to Main Beach, the marina and the Clarence River, the location will always attract tenants and holiday guests alike.

What You'll Love

- 📍 Four self-contained 2-bedroom, 1-bathroom units on one title
- 📍 Strong existing annual rental return of approximately \$71,240 with scope to increase
- 📍 Value-add opportunity -new roof, guttering and bathroom upgrades will transform returns
- 📍 556 Sqm level block close to shops, schools and beaches
- 📍 Potential to strata-title or redevelop (STCA)
- 📍 Excellent long-term investment in a high-growth coastal town
- 📍 Easy access to Ballina, Byron and the Gold Coast

What the Owners Love

Listed By

Kieran Mulvihill

