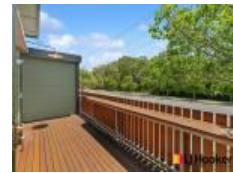


House 2 2



Opportunity with Lifestyle Comfort and Future Potential

You arrive at a home where the hard work upstairs has already been completed, with additional space downstairs and valuable future upside in the land. Positioned along one of Yamba's most convenient roads, 144 Yamba Road presents a fully renovated two-bedroom residence on the upper level, supported by Flexible R3 zoning.

Upstairs is the primary living area of the home. The renovation has been completed with a clear focus on easy living, natural light and a relaxed coastal feel. Two generous bedrooms are serviced by a modern bathroom, while the updated kitchen and living areas flow comfortably for everyday life or entertaining. This home is move-in ready and designed to be enjoyed immediately.

The lower level provides additional space and amenity; however, it is important to note that this area is NOT approved by council for habitable use. Buyers are advised to make their own enquiries with council regarding any future use or approval requirements.

The underlying land value is where this property truly stands apart. Zoned R3, the site allows for medium-density development, including multi-occupancy dwellings, subject to council approval.

Location completes the offering. You are close to beaches, schools, sporting facilities and local cafes, with Yamba's town centre only minutes away. This is a position that works well as a permanent residence, a coastal base or a strategic investment with long-term potential.

What the owners love:

The owners have loved the convenience of the location, the comfort of the renovated upstairs living spaces, and the peace of mind that comes with knowing the zoning and what these options may provide for the down the track.

Contact Mark Porter on 0410 571 105 to arrange your inspection and discuss the full details of this offering.

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.

Listed By

Kieran Mulvihill



Listing Number: 3519703

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

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