

## 18 Admiralty Ct, Yamba, NSW 2464

Auction

House 3 2 2



### Contemporary Comfort in a Coveted Yamba Setting

Positioned within one of Yamba's most sought-after streets, 18 Admiralty Court presents an outstanding opportunity to secure a modern, easy-care home designed for relaxed coastal living. Combining a thoughtful layout with quality finishes and a desirable northerly aspect, this inviting residence offers the perfect balance of comfort, space, and lifestyle.

Stepping inside, the home opens to a light-filled open plan living zone that seamlessly connects the lounge, dining, and kitchen areas. This central hub of the home is designed for both everyday living and entertaining, with generous proportions and a natural flow that enhances the sense of space.

The modern kitchen is well-appointed and perfectly positioned to remain connected with family and guests while overlooking the living area.

Large windows and the favourable northerly orientation allow natural light and cooling breezes to flow through the living spaces, creating a welcoming and comfortable environment throughout the year. From here, sliding doors extend the living outdoors to a substantial covered deck, an ideal setting for entertaining, relaxing, or enjoying a peaceful outlook across the backyard.

Accommodation is thoughtfully arranged, with three well-sized bedrooms each featuring built-in robes. The master bedroom enjoys a private ensuite, while the remaining bedrooms are serviced by a modern main bathroom, both finished in a contemporary style that complements the home's overall design.

Practicality is also well considered, with internal linen storage, a double garage providing secure parking, and a dedicated storage room located at the rear of the property - perfect for tools, equipment, or additional household storage.

Outdoors, the generous yard space provides exceptional flexibility. Side access allows room to securely store a boat or caravan, while still leaving ample space for those who may wish to add a pool, shed, or further outdoor improvements in the future.

The location here is one that will allow you to live the lifestyle that Yamba is renowned for. Within short walking distance you will find parks, the river, Yamba Shores Tavern, and the local shopping centre. It is easy to see why this street is so popular!

#### Listed By

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#### Open for Inspection

Sat, 21 Mar 2026 - 12:00 PM to 12:30 PM  
Sat, 28 Mar 2026 - 12:00 PM to 12:30 PM  
Sat, 04 Apr 2026 - 12:00 PM to 12:30 PM  
Sat, 11 Apr 2026 - 12:00 PM to 12:30 PM  
Sat, 18 Apr 2026 - 12:00 PM to 12:30 PM  
Sat, 25 Apr 2026 - 12:00 PM to 12:30 PM

#### Auction Details

29/04/2026 at 12:00 PM

