

24 Wooli St, Yamba, NSW 2464

Auction

Duplex 5  2  2 



## Double the Opportunity, One Unbeatable Yamba Address

There are properties that come to market, and then there are opportunities that simply don't come around again. Positioned in the very heart of Yamba, just 100 metres from the vibrant main street and an easy five-minute stroll to both Turners Beach and the Clarence River, 24 Wooli Street presents one of the rarest offerings the township has seen - a beautifully renovated dual occupancy property combining immediate income potential with exceptional future value.

### Open for Inspection

By Appointment.

### Auction Details

29/07/2026 at 12:00 PM

Completely refreshed inside and out, both residences showcase timeless coastal styling, with superb hardwood timber floors, soaring high ceilings and light-filled interiors that perfectly complement Yamba's relaxed seaside lifestyle. Whether you're searching for an investment, a home with additional income, or a property to accommodate extended family while retaining privacy, this unique address delivers a level of versatility that is almost impossible to replicate.

The thoughtfully designed floor plan comprises two completely self-contained residences. One residence offers two generous bedrooms centred around an expansive open-plan lounge and dining area that flows seamlessly onto a full-width front deck and access to the rear deck, creating an inviting space to relax or entertain. The second residence features three bedrooms, a spacious open-plan living and dining zone with a contemporary kitchen, an adjoining sunroom that adds further flexibility to the living spaces, and both front and rear decks that embrace the coastal climate. Each residence also includes its own laundry facilities, allowing both homes to function independently while maximising rental appeal.

Beyond its immediate lifestyle and investment credentials, the property's R3 Medium Density zoning provides exciting possibilities for the future, making this not only a purchase for today but a strategic acquisition for years to come. Opportunities to secure dual occupancy properties within Yamba's tightly held CBD are exceptionally scarce, and this location remains one of the town's most tightly contested pockets.

The owners have made their intentions abundantly clear - they are committed to selling. With genuine instructions to achieve a result, buyers are strongly encouraged to declare their interest promptly and be prepared for auction day. Opportunities of this calibre are exceptionally rare, and once sold, there may not be another like it for years to come.

### Listed By

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