

**1/17 Urara St, Yamba, NSW 2464**

**Sold - \$373,000**

Duplex 2  1  1 



## SOLD BY MICHELLE GILLIES - YAMBA ILUKA REAL ESTATE

Did you say large two bedroom duplex, walking distance to marina, beaches and Café's with no body Corp fees? Yamba Iluka Real Estate is pleased to present this property to the market, as duplexes with this much character and charm are hard to find in a location such as this.

Urara Street is known for its close proximity to the river, marina, school and Yamba CBD. Properties generally only last a short time on the market in sought after locations such as this.

As you enter this Urara Street home you will be pleasantly surprised by the feeling of space. The large separate lounge area flows into an open plan kitchen/dining area complete with air-conditioning.

Entertaining will never be a problem as the dining area leads onto a peaceful fully tiled undercover area complete with well-maintained gardens. There is a second toilet off the laundry, ideal for visiting guests or large gatherings.

Both bedrooms are bright and spacious, complete with mirrored built-ins, and ceiling fans. The well-designed bathroom has both a shower and bathtub, and not forgetting the convenience of having not one, but two separate toilet for your convenience.

Attractive garden at the front of the home creating privacy and street appeal. The single lock up garage with remote allows internal access to the property from the laundry.

Foxtel connection, Quiet Street and great neighbours are just a few of the extras that set this duplex apart from the rest.

Contact the team at Yamba Iluka Real Estate.

### Open for Inspection

By Appointment.

### Property Features

- Large duplex with no body corp fees!!
- Walking distance to marina, beaches & cafes
- All bedrooms with built-ins
- Quiet street and great neighbours
- Sought after location
- Currently tenanted

### Listed By

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