

## 19 Edgewater Cl, Yamba, NSW 2464

Sold - \$1,700,000

House 4 3 2



### WATERFRONT MANOR

Sitting amongst Yamba's finest waterfront residences, this sprawling north east facing home enjoys deep water frontage (all the way to the Pacific Ocean!) - the owner/developer definitely saved the best block for himself.

The large pontoon, which sits within title of the home, is the perfect spot to moor your luxury yacht/tinny, throw in a line, watch the dolphins glide by or be mesmerized by the spectacular moon and sun rises over the majestic Clarence River.

The home has been designed with all facilities on the ground floor so that you could easily live downstairs and utilise upstairs for when the visitors arrive.

And it offers so much more:

- Incredible north east water views looking across to Freeburn Island and beyond (not the neighbours' backyards!)
- Inground pebblecrete pool with 2 cabanas for shady poolside entertaining
- 3 large living areas - all with waterviews
- Spacious kitchen with granite benchtops, high gloss cabinetry and Miele appliances
- Main bedroom (downstairs) with large corner spa bath and separate WC (and bidet!)
- Generous laundry with extra shower and WC
- Ducted air-conditioning throughout
- Internal home security and remote front gate
- Garage with 6m wide x 2.7 m high door (access for the boat or van - the majority of them anyway!)

If your search for the perfect Yamba waterfront home has proved futile until now, 2017 is sure to be your lucky year!

**Open for Inspection**

By Appointment.

#### Listed By

Dave Grams  
Phone: (02 ) 6646 2299  
Mobile: 0447 462299

David Lovell  
Phone: (02 ) 6646 2299  
Mobile: 0417 606728

