



## 15 Abelia Avenue, YAMBA, NSW 2464

Updated Coastal Home in Prime Yamba Cul-De-Sac

Expressions of Interest - All offers considered on or before 12:00pm Wednesday, 15th April.

Positioned in a highly sought-after cul-de-sac in Yamba, 15 Abelia Avenue offers a rare combination of location, lifestyle and move-in ready comfort, just moments from Acacia Park, the waterfront and Yamba Fair.

Set on a generous 663m<sup>2</sup> block, this well-built brick and tile home has been tastefully updated with a renovated kitchen, allowing buyers to step straight in and enjoy while still offering scope to add further value over time.

Inside, the home features spacious living areas that flow seamlessly to a screened outdoor room, creating the perfect setting to enjoy Yamba's climate year-round. The layout includes three well-sized bedrooms, an ensuite to the main, and a large three-way family bathroom, ideal for families or those seeking extra space.

The block offers excellent functionality, with potential for side access - perfect for securely storing a boat or caravan, an essential for coastal living. A double garage and

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**TYPE:** For Sale

**INTERNET ID:** 133P0274

**SALE DETAILS**

**Expressions of Interest**

**CONTACT DETAILS**

**Elders Real Estate Yamba**

4/29 Yamba Street

Yamba, NSW

02 6615 1602

**Benny Holder**

0411 132 517

additional off-street parking further enhance the practicality of the property.

Surrounded by quality homes in a premium pocket of Yamba, this is an opportunity to secure a property that offers both immediate comfort and long-term upside in one of the North Coast's most desirable locations.

Opportunities like this are rarely offered - contact the Elders Real Estate Clarence Valley team for further information or inspection times 0491 616 380.

Benny Holder Licence No. 20312246

Disclaimer: All information provided in this property advertisement has been supplied to the agent by third parties. While every effort has been made to ensure its accuracy, neither the agent nor the vendor accepts any liability for errors or omissions. Prospective purchasers are advised to conduct their own investigations and rely on their own enquiries to verify the details provided

- Land Area 663.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2







