



121/36 Golding Street, YAMBA, NSW 2464

Modern Coastal Living in Grevillea Waters – Low Maintenance Lifestyle

Located within the well-regarded Grevillea Waters Lifestyle Estate, this modern three-bedroom, two-bathroom home delivers a relaxed coastal lifestyle just minutes from the heart of Yamba.

Completed in July 2020, the home remains near-new and presents a light-filled interior with open-plan living and vaulted ceilings, creating a sense of space and comfort throughout. The thoughtfully designed layout includes two generous bedrooms with built-in robes, the main with ensuite, along with a third versatile room ideal for a home office, craft room or library.

The contemporary kitchen features Caesarstone benchtops, stainless steel appliances, dishwasher and gas cooking, flowing seamlessly into the open living and dining space. Split-system air conditioning, ceiling fans and LED lighting provide year-round comfort.

Outdoor living is equally appealing, with a large east-facing deck offering the perfect setting for morning coffee, entertaining or simply enjoying the coastal air. A tandem carport accommodates two vehicles or a car and caravan, while the low-maintenance garden, garden shed and retractable hose system add practicality.

TYPE: For Sale

INTERNET ID: 133P0342

SALE DETAILS

\$595,000

CONTACT DETAILS

Elders Real Estate Yamba

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Benny Holder

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Grevillea Waters is a pet-friendly lifestyle estate offering excellent facilities including two swimming pools, a large recreation centre with kitchen and BBQ areas, library and a wide range of social activities, plus a BBQ area overlooking the waterway.

Importantly, there are no council rates, stamp duty or exit fees - residents simply pay a fortnightly site fee for the land, with pensioners potentially eligible for rental assistance to help offset this cost.

Conveniently located 2.5km from Yamba's CBD and beaches, the estate places you close to the Clarence River, national parks, fishing, golf, caf  s and all the amenities that make Yamba one of the North Coast's most sought-after lifestyle destinations.

Properties within Grevillea Waters are highly sought after - contact the Elders Real Estate Clarence Valley team for further information or inspection times.

For more information or to arrange your inspection contact Benny Holder today 0491 616 380.

Benny Holder Licence No. 20312246

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- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2





