

## 119/36 Golding Street, YAMBA, NSW 2464

### Easy Coastal Living in the Heart of Grevillea Waters

Positioned within the highly sought-after Grevillea Waters Lifestyle Estate, 119/36 Golding Street offers an exceptional opportunity to enjoy a relaxed, low-maintenance lifestyle just minutes from the beaches, caf  s and coastal charm that make Yamba one of Australia's most desirable destinations.

Designed for comfort and practicality, this modern home features a bright and welcoming open-plan layout where the kitchen, dining and living areas come together seamlessly. Vaulted ceilings and large windows enhance the sense of space, while air conditioning and ceiling fans provide year-round comfort.

The home offers two generous bedrooms with built-in wardrobes, including a master with ensuite, along with a versatile third room that can easily function as a home office, hobby room, library or guest accommodation.

The contemporary kitchen is well-appointed with quality appliances, ample storage and generous bench space, making everyday living and entertaining effortless.

One of the standout features is the inviting outdoor living area, providing the perfect

**TYPE:** For Sale

**INTERNET ID:** 133P0417

**SALE DETAILS**

**\$585,000**

**CONTACT DETAILS**

**Elders Real Estate Yamba**

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Yamba, NSW

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**Benny Holder**

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place to enjoy your morning coffee, entertain friends or simply unwind while enjoying Yamba's beautiful climate. A tandem carport offers secure undercover parking for two vehicles, while the low-maintenance gardens allow you to spend more time enjoying your lifestyle and less time maintaining it.

Residents of Grevillea Waters enjoy access to an impressive range of facilities, including two swimming pools, a recreation centre with kitchen and BBQ facilities, a library, community activities and a waterfront BBQ area. The estate is also pet-friendly, creating a welcoming environment for both residents and their furry companions.

Adding further appeal, there are no council rates, stamp duty or exit fees. Residents pay a fortnightly site fee, with eligible pensioners potentially able to access rental assistance to help offset this cost.

Located just 2.5km from Yamba's CBD and stunning beaches, you'll enjoy easy access to the Clarence River, world-class fishing, golf, caf  s, restaurants and all the lifestyle benefits that have made Yamba one of the North Coast's most sought-after communities.

Properties within Grevillea Waters continue to attract strong interest thanks to their combination of lifestyle, community and convenience.

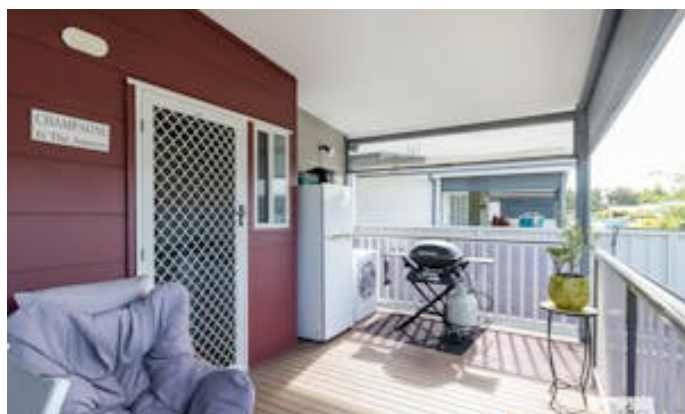
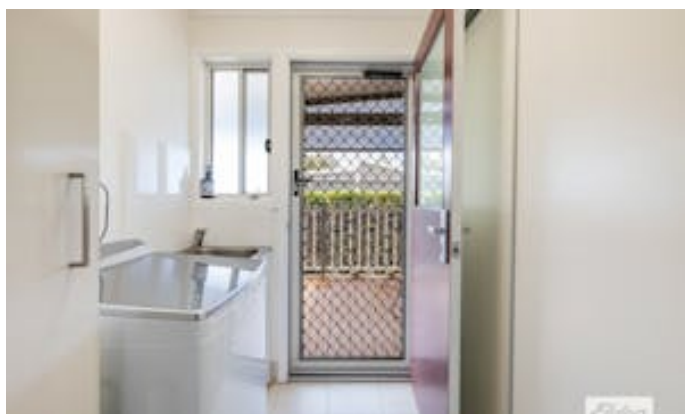
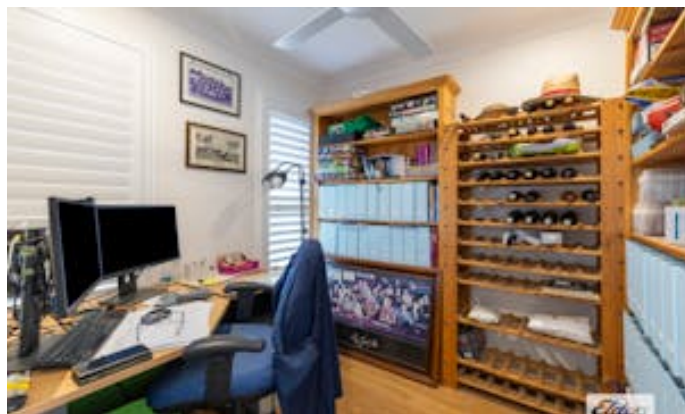
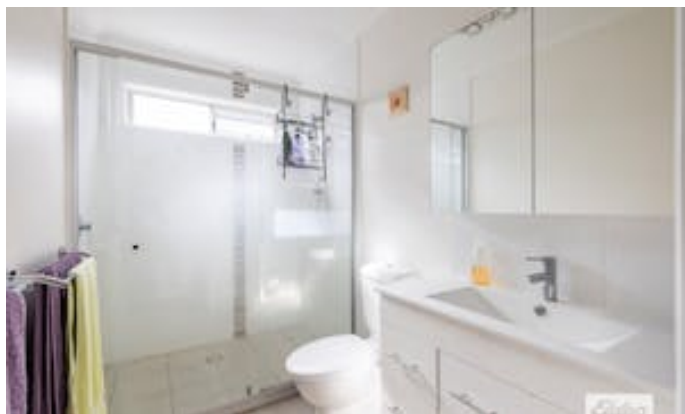
For more information or to arrange your inspection, contact Benny Holder on 0491 616 380.

Benny Holder Licence No. 20312246

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- Bedrooms: 2
- Bathrooms: 2
- Car Parks: 1







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