



**SOLD IN 48 HRS BY DENISE**



4



2



3

## 7 Park Avenue, Yamba

Sold for \$618,000 (Nov 07, 2018)

This immaculately presented quality family home offers buyers the winning combination of location, style, quality & value.

Located in a convenient position just 5 minutes from the beach and metres from the boat ramp this home has a thoughtful design & layout and has always been lovingly maintained having just one owner since new.

Once you step inside the grand entrance you can't help but be impressed by the winning combination of high ceilings, feature gloss tiles, ducted air-conditioning and open floor plan that greets you.

The restful living room is generous in size and is central to both the tiled dining/meals area and the striking gourmet kitchen fitted out with stone bench tops, glass splash back, walk in pantry, loads of cupboard and bench space and gas cooking.

All three double bedrooms have ducted air-conditioned and feature plantation shutter, while the master bedroom boasts its own walk through robe and ensuite with dual vanity. The 4th room can be utilized as either a generous home office or converted into another bedroom – the choice is yours thanks to its versatile layout.

**Property ID:** 1459223

**Property Type:** House

**Garages:** 2

**Carports:** 1

**Denise Quick**

0439 462 474

[denise.quick@yamba.rh.com.au](mailto:denise.quick@yamba.rh.com.au)

The huge fully enclosed entertaining area provides the ideal place for you to relax or entertain family & friends and with stack doors opening into the living, dining and kitchen areas it really showcases the indoor/ outdoor living environment Yamba residents love.

The double remote garage has drive through access to a covered carport which is the perfect place to house the boat/van securely. The added bonus of a large 3 × 6m colourbond workshop/shed with its own power, toilet and sink is going to thrill the handyman looking for the ultimate man's shed.

Landscaped with fruit trees the low maintenance lawns & gardens are well established and easy care.

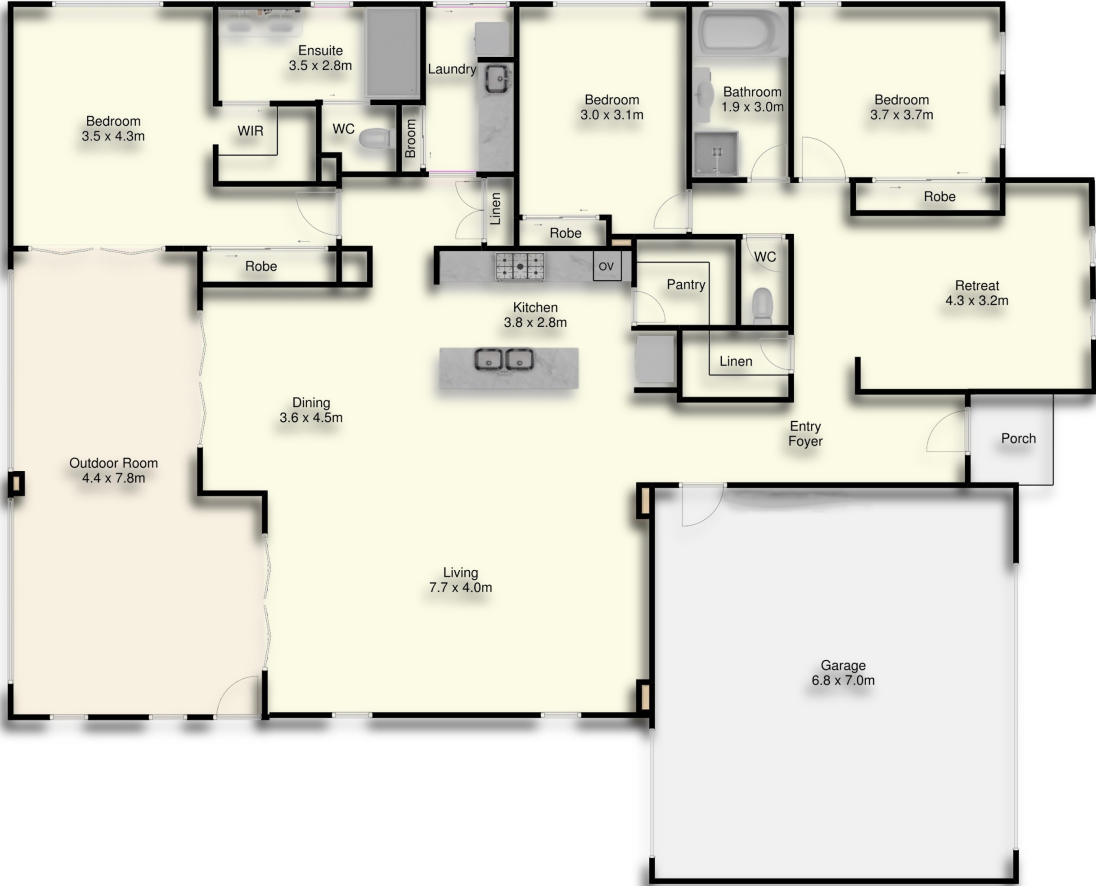
Filled with extras like solar panels, gas hot water, ducted air-conditioning a full security system and much more, there is no doubt this impressive family home is sure to delight the fussiest of buyers.

This special home needs nothing but a new owner to call it their own. First to see will buy so be quick as properties as good as this are a rare find in today's market.

---

# 7 Park Avenue, Yamba

---



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.