

**2/3 Golding Street, Yamba, NSW 2464**



**Unit For Sale**

Tuesday, 7 January 2025

2/3 Golding Street, Yamba, NSW 2464

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 117 m2**

**Type: Unit**



**DANIEL KELLY**

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**Guide: \$625,000 - \$675,000**

Well presented and ideally located, this three bedroom stand-alone duplex is one that offers a rare chance to enjoy a great neighbourhood within close proximity to the CBD, and affordability at the same time! Awash with natural light and comfortable in size, there is so much to love about this property. If a convenient and low-maintenance lifestyle or investment is what you are seeking, this is an opportunity that requires your immediate attention. Properties in this location always sell fast, act today to avoid missing out!

- Well presented detached duplex in highly sought after location.
- Comfortable living spaces include a lounge area plus separate kitchen and dining.
- Generous bedroom sizes, each with built-in robes.
- Three-way bathroom offers a separate vanity & toilet for practicality.
- Single lock-up garage plus additional parking space at the end of the driveway.
- Outdoor courtyard at the rear.
- Walk to nearby cafe, shops, Marina, & just minutes from the CBD & beaches