



3 Lady Beatrice Court, Yamba

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### DIVE RIGHT IN TO YOUR YAMBA LIFESTYLE

You will be totally surprised when you step through the door and we guarantee that this home will exceed your expectations as you uncover all that it has to offer. The private entranceway leads to a world of hidden delights that will ensure you make the most of your new 'resort lifestyle'.

Immaculate inside and out, this home is perfectly positioned to make the absolute most of its private easterly aspect, and it's the perfect entertainer! High ceilings, a centrally positioned kitchen and ample covered barbeque areas mean open space abounds and it all flows seamlessly from both sides of the house on to an impressive resort style pool.

With 5 star finishes, 4 large bedrooms, open plan living spaces, integrated sound system, LED lighting, new solar water and power plant, slow combustion wood burner, double garage, and, room for pop-top caravan and boat - nothing is missing from this turn-key perfect family home.

Perfection in finish and extras, flawless in aspect, this hidden gem will impress all who walk through the door - inspect now to fully appreciate.

 840 sqm

ID# 11611120574

**Auction Time**  
Sat 8 Jul, 11:30am

**Auction Location**  
Onsite



**Dave Grams**  
0447 462 299



**Richard Hunt**  
0498 462 291

The above information has been furnished to us by the vendor of each property. We have not verified whether or not that information is accurate and have no belief one way or another in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. all interested parties should make and rely upon their own enquires in order to determine whether or not this information is in fact accurate.



**YAMBA**  
3 Lady Beatrice Court

Disclaimer: All dimensions are approximate only. Particulars given are for general information only and do not constitute any representation by the vendor or agent.