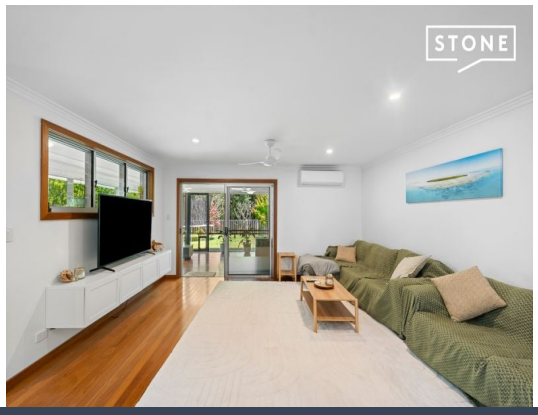








13 William Avenue Yamba, NSW

4 2 2

Winner On William

Located on highly sought after and tightly held William avenue this four bedroom, two bathroom home offers easy single level living in one of Yamba's most convenient pockets. Homes of this size, this close to the river and marina, rarely last long.

Inside, timber floors run through two separate living areas, giving families room to spread out. The central kitchen has a breakfast bar, freestanding gas stove, dishwasher and a skylight that keeps the space bright all day, and it opens straight onto the dining and main living areas.

The living area flows out to a large enclosed entertaining room with timber decking, screened for year round use and looking over a level, fully fenced backyard. There is plenty of lawn for kids and pets, and a private, leafy outlook.

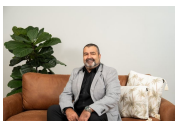
The master bedroom sits at the front of the home with a walk in robe, ensuite and air conditioning. The remaining three bedrooms all have built in robes and ceiling fans, and share a family bathroom with a separate bath and shower.

For investors, this is a low maintenance, single level home in a location with consistent tenant demand, close to schools, shops and transport. For owner occupiers, it is ready to move into and enjoy from day o...

https://www.stonerealestate.com.au/8826957

Inspect: Saturday, 28th November 2026 11:00 - 11:30

Price: NEW PRICE $1,275,000 - $1,295,000
Council Rates: $4,212.00/year (approx)



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13 William Avenue

Yamba NSW 2464

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