

Prime Yamba real estate released

17-hectare canal frontage site with residential approval brimming with 'untapped potential'

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NORTHERN NSW's last approved site for a canal sub-division has been released for sale by tender.

Owen McGeary and his wife of 48 years, Marie-Francis, are selling their 17 hectares of prime waterfront real estate in Yamba.

Situated 3kms from the town centre, the land is the last of its kind.

In 1997 the NSW government placed a ban on all canal sub-divisions.

'Yamba Quays' has an approval for 105 conventional residential lots - all with water views. More than 70 of the approved lots have direct canal frontage.

"In my almost 30 years practicing as a town planner in Northern NSW, I do not think I have seen a site with more untapped potential," the consulting town planner, Steve Connelly, of S J Connelly Cpp Pty Ltd, said.

"The bulk earthworks are done, the site has few environmental constraints, enjoys good access to facilities, but best of all it has a canal frontage of no less than 1361 metres."

Mr McGeary bought the Clarence River property in 1979, and believes it's 'time to let it go'.

"Yamba Quays is a special parcel of land, but it's time to let someone else realise its potential," he said.

Yamba has officially been 'picked'

as NSW's No.1 hot spot for Sea Changers.

Bernard Salt, demographer and KPMG Business Partner, called Yamba the last frontier of the sea change movement in NSW.

Yamba's Real Estate market is on the move. In August 2007, the median house price rose above \$400,000. Yamba has also recently been named in the Australian Property Magazine first annual 'Hot 100 locations'.

And according to hotspotting.com.au founder Terry Ryder, Ballina and Yamba are 'headed for a purple patch'.

Houses at Convent Beach are now selling for upwards of \$1 million. Between 2002 and 2004 vacant land prices increased by 20.3 per cent.

Yamba is home to 60s and 70s surf legend Nat Young, and the inventor of the modern Hang glider, John Dickenson.

And world-renowned artist Ken Done grew up there.

However, it's the more recent arrivals who are forcing people to sit up and take notice.

These include Record Breaking solo yachtswoman Kay Cottee, award winning chef Peter Nicholson, and internationally recognised furniture designer, Matthew Butler.

Meanwhile, Billabong clothing founder and director Gordon Merchant is building a 'serious house' and has purchased quantities of 'un-zoned' land in the area.



SPECIAL SITE: 17 hectares of prime waterfront real estate at Yamba has been released for sale by tender. It is the last approved site for a canal sub-division in Northern NSW. Pictured is an aerial of Yamba Quays.



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