

THE

YAMBA TIMES

APRIL 2021

by First National Real Estate Yamba

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SOARING PRICES CREATE FAVOURABLE
CONDITIONS FOR SELLERS

DAVE GRAMS,
SALES MANAGER
First National Yamba

RECENT PROPERTY SALES in the Yamba area have been the talk of the town with a surge of buyer numbers driving prices to previously unseen territory. The raised eyebrows on people in the crowds attending auc-tions are testament to the fact that the prices being achieved are well above even bullish expectations.

To put it into some type of context the median house price in Yamba is currently \$620,000 but for the month of January, it soared to \$941,000 with sales in excess of \$1,000,000 becom-ing common. This new buyer demand is being driven by several factors converging at the same time. The recent completion of the new highway leading to SE Qld is seeing buyers from the Far North Coast of NSW and SE Qld flocking in greater numbers. Buyer enquiry from the Byron Bay/Bangalow area is actually

one of the fastest growing aspects of this new surge in activity. It seems prices in that region have finally seen many buyers give up and look for alternative, cheaper options and the new highway has allowed easy access to places like Yamba. Add into the mix the COVID sea-change phenomenon with large numbers fleeing major population bases with a new found ability to ‘work from home’ and it becomes easier to see why we have the current buying frenzy, not to mention

the RBA making borrowing costs as accommodating as possible and now telling banks to lend. With stock levels remaining low as properties new to mar-ket get snapped up, you could not find a better time to put the odds in your favour and achieve a fantastic result if selling is currently in your thoughts. When will all this relent-less price action end is an interesting question and one we get asked a lot. Last year was certainly a year that put paid to easy forecasting but as with all

previous sharp increases there is inevitably some moderation that follows in time. The only sure way to pick the peak of the market is after it has passed. Maybe interest rates will start to rise a lot sooner and pend-ing stamp duty changes may result in more sellers coming to market. At *First National Yamba*, we have several ways to leverage the best possible outcome for you in this red hot market and the result may well surprise you.



First National Yamba agents, Richard Hunt and Dave Grams brokered the deals using the online sales platform, Openn Negotiation.

Openn Negotiation Feature Property

Waterfront Paradise in Yamba 16 Edgewater Close, Yamba

WHETHER ADMIRING EXPANSIVE views of the Clarence River all the way to Iluka from the alfresco terrace or paddling around the waterways appreciating the serenity of the sunrise or afternoon twilight, life will be wonderful when you call 16 Edgewater Close home. This superbly presented resort-style residence is perfectly positioned on a 1265m2 block in a quiet cul-de-sac and commands an ideal NE to water location – there is seriously nothing lacking in this stunning home.

3+ 2.5 2 1

For sale by
Openn™ Negotiation
Online Auction

Final bidding stage
begins Thursday,
22nd April 2021, 1pm



Scan to view
the property
online



Local Events....

Fri 2 – Sat 3 April		MACLEAN HIGHLAND GATHERING Maclean Showground 12 Cameron Street, Maclean Entry – Students \$5 – Aged Pensioners \$10 – Adults \$15 macleanhighlandgathering.com.au
Sat 3 April	10am-2pm	EASTER SATURDAY HANDMADE MARKETS Raymond Laurie Sports Centre 78 Angourie Road, Yamba Entry – Gold Coin Donation facebook.com/SIMPLYHANDMADEYAMBA
Wednesdays	6:30am-11am	YAMBA FARMERS AND PRODUCERS MARKET Whiting Beach Carpark, Yamba Held weekly – FREE ENTRY yambafarmersandproducersmarket.com
Sun 25 April Sun 23 May Sun 27 June	9am-2pm	YAMBA RIVER MARKETS Ford Park River Street, Yamba Held the 4th Sunday of each month – FREE ENTRY yambarivermarkets.com.au

Check websites for event changes or cancellations

Keeping it...on the green!

FIRST NATIONAL REAL Estate Yamba have hit a hole-in-one, becoming the proud Major Sponsors of the *Yamba Veterans Golf Club* for 2021.

Yamba Veterans Golf Club, as part of the *Northern Rivers Golf Association*, creates opportunities for mature men and women to play golf with others of similar age and mindset. It provides a platform for increased social interaction, fellowship, camaraderie and fun among members in a healthy environment. Members meet new people and make friends for life while playing some of the best courses in regional NSW.

The Yamba Veterans Golf Club hosts a number of events for its members, and other Veteran Club members throughout the year including a *Yamba Veterans Open Day*, weekly competitions and a *Week of Golf Tournament* (one of 50+ *Weeks of Golf* played around the State).

Yamba Veterans Week of Golf Tournament attracts in the vicinity of 200+ golfers to the district and offers participants a challenging course of undulating fairways, strategic bunker placements and greens that contain subtle breaks and contours. *Yamba Golf and Country Club* offer tremendous facilities for the week of golf, with a fully

stocked Pro Shop with highly qualified PGA staff, bistro and bar facilities.

This year, the *Yamba Veterans Week of Golf* will take place 16th August to 20th August 2021. Registration forms for the *Tournament* will be available to download from the *Yamba Golf Club's* website.

In support of the event, *First National Yamba* will be offering all Veteran Golfer participants discounted rates on some of their fabulous accommodation properties that suit the requirements of a golfing stay. Contact our friendly Holiday Team today to discuss your options and obtain your discount code.

Phone 02 6646 2299 or email reception@fnyamba.com.au

For more information on the *Yamba Veterans Golf Club* or their *Week of Golf*, visit the websites below:

<https://bit.ly/3jSMzk6>

facebook.com/yambaveterangolfers

Here's to a top season on the green!



Health | Beauty | Wellness | Rest

Ngara is a safe and sophisticated space to find deep relaxation and the joy of feeling well. A major focus has been on sourcing Australian, Organic and Local skin care and products with the least negative impact on our health and environment.

Book online, call or pop in and have a chat with one of our lovely staff about your requirements.

<http://www.ngarayamba.com.au>



Ngara (Nahra); Yaegl word meaning "Soft"
Used with respect and permission and the blessing of our Local Yaegl Elders

0408 443 460

28 Yamba Street, Yamba NSW 2464



- | | | |
|-------------------|-----------------------|------------------|
| 1 Schools | 9 Community Centre | 18 Swimming Pool |
| 2 Pre-schools | 10 Public Toilet | 19 Marina |
| 3 Ambulance | 11 BBQ Facilities | 20 Playgrounds |
| 4 Fire Brigade | 12 Ferry Wharf | |
| 5 Police | 13 Yamba Bowling Club | |
| 6 Doctors | 14 Yamba Golf Club | |
| 7 Shopping Centre | 15 Churches | |
| 8 Cinema | 16 Surf Club | |





In case of emergency - 000

MACLEAN DISTRICT HOSPITAL

21 Union St, Maclean
6640 0111

AMBULANCE

Treelands Drive, Yamba
131 233

POLICE

Wooli St, Yamba
6603 0199

FIRE

River St, Yamba
6646 2058

SES

Neptune Place, Yamba
13 25 00

BEACHES

- *Main Beach, Yamba* (patrolled, wheelchair access)
- *Turners Beach, Yamba* (patrolled, wheelchair access)
- *Pippi Beach, Yamba* (northern end patrolled, southern end dog friendly)
- *Whiting Beach, Yamba* (western end dog friendly)
- *Spookys Beach, Angourie*
- *Back Beach, Angourie* (National Park—pass required)

PLAYGROUNDS

- *Lions Park*
River Street, Yamba
- *Ager Park*
Cnr Clarence St & Pacific Parade, Yamba
- *Admiralty Court*
Yamba
- *Honeyman Park*
Wooloweyah
- *Angourie Park*
Cnr Barri St & The Crescent, Angourie
- *The Crescent*
Angourie

SKATE PARKS

- *Cnr Coldstream & River St*
Yamba
- *Lakes Blvd*
Wooloweyah

MUSEUMS & ART GALLERIES

- *Yamba Museum*
River St, Yamba
6646 1399
- *Yamba Art Space Gallery*
44a Wooli St, Yamba
0488 070 069
- *Grafton Regional Gallery*
158 Fitzroy St, Grafton
6642 3177
- *Ferry Park Gallery*
Cnr Cameron & Pacific Hwy, Maclean
6645 3700
- *Witzig Gallery*
80 River Street, Maclean
66452804

Beaches

Located at the mouth of the Clarence River, our beautiful Yamba is surrounded by beaches with the famous Angourie surf break just down the road, giving residents and holiday makers no shortage of choice when it comes to sun, surf and sand.

CONVENT BEACH

Convent Beach is located inside Lover’s Point and is a narrow 100m long beach. Access is from Ocean Street with street parking and a walking track from Pippi Beach corner. This beach is perfect to relax and unwind—but be mindful of high tide as water laps most of the sand area at this time.



WHITING BEACH

Whiting beach is a tranquil river beach beside the break wall. With parking, toilets and picnic tables provided right near the water’s edge combined with the still water and clean sand, this beach is perfect for children and young families.

MAIN BEACH

This beach is popular with families due to the beach kiosk, surf club and great rock pool for those looking for a peaceful swim without waves. Well patrolled on weekends and during school holidays between September and Easter this beach is a safe area for families.



TURNERS BEACH

Turner’s Beach is a popular swimming and surfing beach patrolled during the holiday seasons. It is ideally located between the South Break Wall (a popular fishing spot) and the lighthouse headland.



PIPPI BEACH

Pippi Beach is an idyllic location to soak up the sun and enjoy the crashing waves of the Pacific Ocean. It is a popular surfing beach and is patrolled by the local surf club in season. Fishing off the rock shelf on the northern end at Lover’s Point and the southern end at Flat Rock is popular for locals and visitors alike.

SPOOKY BEACH (Angourie)

Spooky Beach is only a short drive from Yamba. This beach is beautiful, fun and accessible. Around 400m long, it can be found south of Green Point, in the small town of Angourie.



Takeaways/cafes

BEAN SCENE

8 Yamba St, Yamba
6646 2619

BEACHWOOD CAFE

22 High St, Yamba
6646 9781

BITE RITE

Uki St, Yamba
6646 1600

BLOCK BAR CAFE

26 Coldstream St, Yamba
6645 8775

BAK’D HOTBREAD

7 Yamba St, Yamba
6646 8120

BRGR SPOT

2/15 Clarence St, Yamba
6646 1481

BOWEN’S DELICATESSEN /

BOWEN’S BURGERS

Yamba Shopping Fair
6646 9090

CAFE MARINA

3 Yamba Rd, Yamba
6646 3311

CAPERBERRY CAFE

25 Yamba St, Yamba
6646 2322

CLARENCE RIVER FISHERMAN’S CO-OP

15 Yamba Rd, Yamba
6646 2099

DOLPHIN SHACK

2/21-35 Yamba Rd, Yamba
6646 2416

DOMINO’S PIZZA

Yamba Shopping Fair
6646 9133

DRIFT CAFÉ

1/29 Yamba Street, Yamba
0419 972 166

DUNES CAFE

Yamba Shopping Fair,
Treelands Dr, Yamba
6646 9777

GATHER

3/14-15 Clarence St, Yamba
0458 767 615

GOOD DAYS

19 Yamba Street, Yamba
0410 582 793

LANEWAY LUNCHBOX ESPRESSO

3/18 Coldstream St Yamba
6646 1634

LATITUDE 29

Cnr Yamba & Coldstream St,
Yamba
6646 3909

McDONALD’S

7 Treelands Drive, Yamba
6645 8312

NOODLE PARADISE

Yamba Fair
6646 8858

NORFOLK BISTRO (Bowling Club)

44 Wooli St, Yamba
6646 2305

ONE FINE CUP

Shop 5/84 Yamba Rd, Yamba
6646 8882

PINEWOOD CORNER

1 Yamba St Yamba
6646 8665

SEAFIRE

(Golf Club)

River St, Yamba
6646 9560

SUBWAY

Yamba Shopping Fair
6646 3393

THE BAKE HOUSE

24 Coldstream St, Yamba
6646 2091

THE KIOSK

Yamba Surf Club, Yamba
0404 646 565

THE SANDBAR

30 Clarence St, Yamba
6646 1425

VERANDAH CAFE

(Angourie Rainforest Resort)

166 Angourie Rd, Yamba
6646 8600

WISHBONE YAMBA

2/4 Yamba St, Yamba
5629 8011

YAMBA’S FISHO

23 Yamba St, Yamba
6646 2545

YAMBA SHORES TAVERN BISTRO

64 The Mainbrace, Yamba
6646 1888

YUM YUM

ANGOURIE STORE

29 Coldstream St, Yamba
6646 2467

KARRIKIN YAMBA

27 Coldstream St, Yamba
0401 471 202

MONA’S THAI KITCHEN

3/5 Yamba St, Yamba
6646 1333

PARADISO RESTAURANT

10 Clarence St, Yamba
0435 194 834

SANDBAR

30 Clarence St, Yamba
6646 1425

SASSAFRAS PASTA & PIZZA

16 Coldstream St, Yamba
6646 1011

SEAFIRE RESTAURANT

(Golf Club)

River St, Yamba
6646 2104

SWEET N SPICY

28B Yamba St Yamba
0409 027 301

THE MEXICAN

25 Coldstream St, Yamba
6646 8259

THAI PAYU

20 High St, Yamba
6646 9156

TOM’S SEAFOOD CHINESE RESTAURANT

3/4 15 Clarence St, Yamba
6646 2918

YAMBA CHINESE RESTAURANT

84 Yamba Rd, Yamba
6646 1461

Watering holes

HARWOOD ISLAND HOTEL

56 Morpeth St, Harwood
6646 4223

PACIFIC HOTEL

18 Pilot St, Yamba
6646 2466

SANCTUS BREWING CO

5 Re Rd, Townsend
6645 1530

WOOBLY CHOOK

26 Coldstream St, Yamba
6645 8775

YAMBA BOWLING & RECREATION CLUB

44 Wooli St, Yamba
6646 2305

YAMBA GOLF & COUNTRY CLUB

River St, Yamba
6646 2104

YAMBA SHORES TAVERN

The Mainbrace, Yamba
6646 1888



KEEPING YOU IN THE LOOP

Tips to buying your first holiday home

First National Real Estate Blog

MANY PEOPLE DREAM of having their own private getaway in Yamba, Angourie or Brooms Head... we hear it all the time from our holiday guests. The idea of a home away from home in one of our small and idyllic, sunny coastal towns may seem like a pipe dream, but seeing as our holiday options are more limited due to COVID, maybe it's time to consider making your dream a reality. After all, it means spontaneous weekends or mini breaks away without the burden of bookings and thousands of dollars spent during peak periods on holiday rentals.

If you make a smart investment choice, purchasing a holiday home doesn't have to be a financial blow out. However, it's important to consider your purchase carefully and balance what you want out of a holiday home personally and what makes sense for you from a financial and investment standpoint. Our property management guide can help you get your head around what to consider and where to start.

realestateyamba.com.au/property-management-guide



Start with a budget and research

Figure out your budget before you start looking for properties. This includes determining if you have any equity in an existing property and getting pre-approval on finance. Undertake plenty of research in the areas you want to buy to determine what you can afford and what your finance options are. Shortlist your favourite properties and consider which ones are

most feasible financially and offer the best chances of a high resale value.

A great way of keeping up-to-date with our local property market is to subscribe to our eNewsletter. It's easy to do... either enter your details on our website or give our office a call and we will get you connected!

02 6646 2299

realestateyamba.com.au/blog

Location, location, location!

When buying your own slice of paradise, the first thing to consider is exactly where your ideal slice of paradise is. Choosing which part of our stunning coastline you would like to be in is a great place to start. Consider hobbies in the family such as hiking, surfing, kayaking, fishing, etc. Find a spot you really enjoy and make sure the property and location fit your lifestyle and preferences, as this home is likely to be your holiday destination for years to come. You should also consider resale value in case you want to sell later down the track. So, look at things like proximity to schools, shops and public transport and other amenities. If you're considering living at the property permanently in the future (such as when you retire), it may be a good idea to find somewhere that's close to medical services and with a local community feel.

Consider ongoing costs

It's easy to get carried away with the prospect of rent-free holidays without considering the burden of upkeep costs. Make sure you budget for both upfront and ongoing expenses, which include utilities, rates, maintenance costs, repairs, insurance and more. Don't forget to factor in your budget for furnishing the place as well! Understanding all of the ongoing costs will help you decide, early on, whether you need to rent it out when unoccupied by your family to offset the expenses, or, if you can just keep it as a private oasis. Our property management guide provides a simple, budget form to get you started.

What features do you want?

Consider the features that are must-haves in your holiday home, from how many bedrooms you'll need to how big you want the living room and kitchen areas to be. Is a view essential? Do you mind being close to the neighbours? How much repair work and maintenance are you willing to do? Is the property secure? Are there shops nearby? Is a pool part of your paradise? Or, do you need big open spaces for activities? These are all questions to consider carefully before jumping into buying a holiday home, no matter how idyllic it may seem.

Will you rent it out?

Renting out your holiday home is a great way to offset costs and even make a potential profit. First National's Yamba Accommodation Centre is only too happy to assist you in renting it out for short term guest stays if this is what you decide to do. Even if you don't end up making huge amounts of profit from rent, it'll certainly help you pay for things like insurance and upkeep costs, which you'd be paying for out of your own pocket otherwise.

Consider property management

If you are planning to rent out your holiday home, appointing a property manager is the best way to avoid the hassle of managing tenants/guests and ensuring your property is well looked after (may we suggest Yamba Accommodation Centre!). Although this incurs



a cost/management fee that needs to be considered, it will free up the amount of time required by you, and relieve some of the stress that can be produced when renting out your holiday home such as property maintenance, co-ordination of guests, cleaners and tradespeople, facilitation of check-ins and check-outs, management of income and expenses and keeping up-to-date financial records.

Figure out tax implications or benefits

Keep in mind that you may be subject to other income taxes if your home isn't negatively geared. If you plan to rent out your holiday house when you're not using it, you'll also have to pay tax on any income earned, although you may be able to claim deductions for expenses.

If your holiday home is also an investment, it means that some of the running costs (such as interest on a home loan and maintenance) may be tax deductible. However, it's important to be aware of the ATO's restrictions around this.

Visit Canstar's website to find out more about holiday home tax deductions.

canstar.com.au/home-loans/holiday-home-tax-deductions

Styling your holiday home

There are many things to consider when buying your first holiday home. Once all the serious stuff is taken care of, it's time for the fun part—styling. A good approach is picking a theme that suits your location, whether that be coast or country. Comfort and low maintenance are the main objectives to decorating your getaway. Big comfy couches and ottomans are great

options, as is a big dining table for when friends and family are over. Keep your cupboards stocked with the basics, but don't skimp on the luxuries like a great coffee machine.



Need more help?

If you want to be the first to know and get access to top properties, why not subscribe to *First National Yamba's* VIP database. Simply provide your buying criteria and budget and let our Sales Team do the hunting for you.

And to discuss the property management side of things, Shayne Richards is a wealth of knowledge and experience having been at the helm of *First National Yamba's* holiday accommodation centre for 17+ years, along with Office Manager, Justine Lovell. This dynamic duo would only be too happy to discuss with you all of the ins and outs of looking after your valued investment and how to get the best returns on your rental.

The information contained is general in nature and may not suit your individual financial and personal circumstance, please contact your professional financial advisor, the ATO or your accountant for specific financial advice.



RECENT SALES

SOLD 17 Harwood Street, Yamba



4 BED 1 BATH 1 CAR \$1,160,000

SOLD 1/70 Acacia Circuit, Yamba



3 BED 1 BATH 1 CAR \$475,000

SOLD 10 Islay Street, Maclean



3 BED 2 BATH 2 CAR, POOL \$635,000

SOLD 136 Ocean Road, Brooms Head



5 BED 3 BATH \$1,015,000

SOLD 52 The Drive, Yamba



3 BED 2 BATH 2 CAR, POOL \$750,000

SOLD 10 Newport Island Circuit, Yamba



4 BED 2 BATH 2 CAR, POOL \$1,150,000

Yamba Accommodation Centre

A Fresh New Look

PUTTING THE challenges and stresses of 2020 behind us, *Yamba Accommodation Centre* determined to move forward in 2021 by creating a fresh and simplified experience for their clients and guests. One of the major changes in doing this was the upgrade of their website. A fresh look, ease of use and navigation topped the list of requirements in this process. *Yamba Accommodation Centre* recognise and understand that life is busy for most people, so when the time comes for them to seek out holiday accommodation in our beautiful coastal destination, the aim was to make the experience positive, stress free and straight-forward.

From the moment someone lands on their home page, *Yamba Accommodation Centre* want their potential guests to feel confident in their pursuit of their ideal stay, being able to find their desired preferences quickly, eg. location specific, pet friendly or somewhere for that special occasion. A new feature for guests is the favourite button available to mark on each property. Any marked properties populate in 'Your Favourite

Listings' menu saving guests time in their search and end selection.

In the process, every property has been reviewed ensuring that information and features provided are up to date.

Questions like, "Is linen provided? Is there a coffee machine in the property?" or "Does the property have wifi?", will all be answered in each property's features and everything you need to know about checking in or checking out is clearly provided and accessible from the menu.

Once a booking has been made, guests can easily login to their reservation direct from the new website menu where they can make payments or requests if required. The addition of the 'Owners Login' from the website also gives easy access to owners.

It may not seem like much, but it's the little things that can make all the difference.

To coincide with the launch of a new website, the *Yamba Accommodation Centre* logo has also had a make-over! The new logo has a simplified, yet classic look to it, with a colour scheme

that is more aligned to the *First National* brand and capturing Yamba's iconic lighthouse and ocean waves.

Yet with all the changes that have taken place, there is one thing that hasn't changed. That is the high level and quality of service offered by the *Yamba Accommodation Centre* team to all its guests and clients. Actually, this is not entirely true, as there are continual improvements being made by the team to ensure guests have the very best holiday experience ever and clients are provided with the very best management of their valued investment!

Just like First National Yamba, 'We put YOU first'.



Real estate match-maker

IF YOU ARE wanting to sell, but are reluctant to list because you think there is nothing for you to buy, you need to talk to us! We are in the game of playing match-maker.

Just because you can't see it, doesn't mean it's not there! Call our Sales Team today and let us find your perfect match!
02 6646 2299



Come on board

IF YOU'RE A new business wanting to introduce yourself or an established business just wanting to remind everyone of what, when and how you operate, then give us a call on 6646 2299. We'd love to have you on board!

