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THE

# YAMBA TIMES

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JANUARY 2021

by First National Real Estate Yamba

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## *UNFORESEEN LOCAL INCREASE*

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**DAVE GRAMS, SALES MANAGER**

**First National Yamba**

**THE CURRENT EVENTS** impacting the Yamba property market have never occurred before and the change has been surprising to many people across the industry. Locals and visitors alike know how beautiful the area is and we've been aware of the growing trend of seachange interest from around the country, especially as the highway upgrade nears completion bringing many closer in travel times.

What no one predicted is the change to thinking brought about by the COVID crisis. With many people being forced into working from home and discovering that it is actually possible has allowed many to search for new homes in smaller seaside towns like Yamba. With property prices in areas like Byron Bay out of the reach of many Australians the search is on for the next well priced market and up pops Yamba with a median house price of \$650k.

The result has been a rush on Yamba properties that hasn't been experienced for many years. Buyers are queueing for properties and 'days on market'

have dropped to single figures. Those homeowners who are making the decision to release their property are finding the perfect scenario in which to sell—lots of interested buyers and little or no other competing properties on the market. It simply doesn't get any better than that for those who are selling.

The holiday market in Yamba is also seeing an increase in popularity driven by the border closures and the lack of international travel as holiday makers seek out new destinations resulting in a 170% increase in holiday bookings compared to the same time last year. Local businesses are also reporting an increase in takings due to the surge in holiday makers putting lots of smiles on the faces of business owners who were fully expecting a downturn when the crisis first hit.

Yamba is no longer the quiet, small fishing village it was once known as. It is coming of age and the trend is expected to continue over coming years as it becomes 'discovered' like never before.

# Feature property: 'Casacosta'

**136 Ocean Road, Brooms Head – Far North Coast NSW**  
**Auction: Saturday 23rd January 2021, 1pm onsite**

**FOR THOSE FAMILIAR** with the place the locals call 'The Broom', you will know that opportunities to secure quality ocean view properties are rare. For those who haven't experienced the hidden gem of the Far North Coast, be prepared to be awe inspired.

Brooms Head is a relaxed, coastal village, untouched by development. The foreshore is lined with pine trees, the headland has views like no other, the lagoon is perfect for the little ones and the beaches are perfection all year round whether for swimming, surfing or simply going for long, relaxing walks.

*Casacosta* oversees all of this beauty that is Brooms Heads. Elevated on the north facing ridge line, showcasing its Pacific Ocean aspect, with views that stretch as far as the eye can see along the coastline to Red Cliff, Angourie and beyond.

"I've been lucky enough to stand in some magnificent homes during my twenty-five years of selling homes in Clarence Valley, however I was still blown away by the incredible ocean view that this property has from pretty much every room" agent, David Lovell says.

Owners, Sue and Eric, have established *Casacosta* as one of Brooms Heads most popular holiday properties. "The wonderful atmosphere of peace and tranquillity will be hard to let go of. The home itself is an easy house to live in with a very practical layout". With two full-size kitchens, one on each level, the main kitchen upstairs is linked to casual dining and living spaces, and the vast north facing terrace.

Views engulf every vantage point of the five bedroom, three bathroom home. Live downstairs, rent upstairs or vice versa.

Or purchase this quality property as the seaside home you have always dreamed of. This property has any number of living possibilities including multi-generational.

Outdoor features a full length, front balcony and a large rear verandah, perfect to capture the expansive views over the beach and National Park hinterland.

So whether you are looking to secure your own house on the Coast, a holiday home or a mixture of both, *Casacosta* at 136 Ocean Road, Brooms Head is your perfect opportunity.

Contact the Sales Team at First National Yamba on 6646 2299 for details, so you are ready for the auction on-site, Saturday 23rd January 2021.



Inspections refer to First National Yamba website [realestatenyamba.com.au](http://realestatenyamba.com.au) for open times.

5  3  823 m<sup>2</sup>  Land size



## Introducing, new owners...

### Paul & Di Donkin

#### MACLEAN MILK

2 Re Road, Townsend

Having relocated from the Central Coast of NSW to our beautiful Clarence Valley, Paul & Di have hit the ground running with their new business venture. Give them a wave if you see them zip passed in the milk truck as they continue to provide both retail and residential clients with all things dairy!



### Eddie Smith

#### THE LAUNDRY YAMBA

1/32 Coldstream Street, Yamba

Making a seachange with his family, from the NSW Northern Tablelands, former local, Eddie is in a spin having recently taken over The Laundry Yamba in the midst of our busy Christmas/New Year holidays! Situated in the heart of town, The Laundry Yamba provides laundry and linen services for commercial clients and the public. If you need linen washed, dried, pressed or hired, pop in and say hello to Eddie.

[thelaundryyamba.com.au](http://thelaundryyamba.com.au)



We welcome both of these families to our local area and wish them every success with the operation of their new businesses.

# 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.



## PIPPY 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

# Restaurants

## BARBARESCO

15 The Crescent, Angourie  
6646 3745

## BRGR SPOT

2/15 Clarence St, Yamba  
6646 1481

## CLARENCE KITCHEN

## (Yamba Shores Tavern)

64 The Mainbrace, Yamba  
6646 1888

## CUNJEVOI

## (Angourie Rainforest Resort)

166 Angourie Rd, Yamba  
6646 8600

## DRIFT PIZZA BY NIGHT

1/29 Yamba Street, Yamba  
0419 972 166

## FUSION ON THE HILL

6 Clarence St, Yamba

## ITALIAN ON THE HILL

16 Clarence St, Yamba  
6645 8286

## 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

## WOOLLY 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

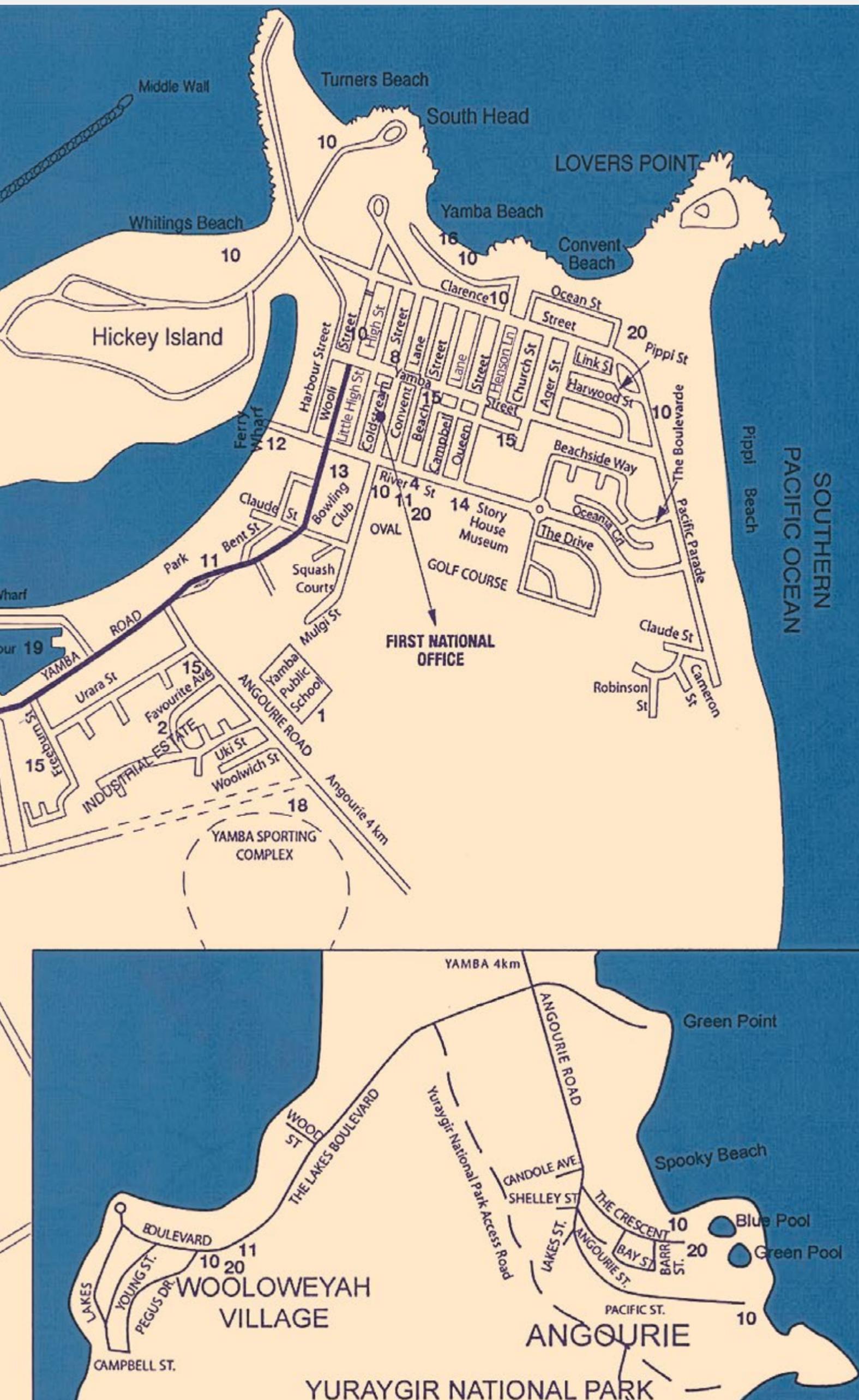
## YAMBA SHORES TAVERN

The Mainbrace, Yamba  
6646 1888



- |                   |                       |                  |
|-------------------|-----------------------|------------------|
| 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

# KEEPING YOU IN THE LOOP

## New Year's mood-boosters for your mental wellbeing

**WITH THE YEAR** we've just endured, mental health and mindfulness has never been more important than right now. Whether it's the stresses of the COVID-related work from home juggle, new financial worries, pressure on relationships or social isolation, most of us have now experienced some level of anxiety. Our hope is that with a greater understanding and ability to relate to these feelings, we'll all find it easier to talk with others, seek help when needed and ultimately remove the stigma around mental health.

With the start of our 2021 New Year, rather than focusing on New Year resolutions, which for most, begin with great enthusiasm only to wain and fade over time, why not focus on your mental health by implementing these 10 simple ways to boost your well-being and practice mindfulness in the comfort of your own home or out and about in our picturesque surroundings.

### 1. *Start the day right*

Forget jumping out of bed and straight into the rush of the morning routine. Take a few moments to set yourself up for the day with three long, deep breaths accompanied with setting your intentions for the day. Remember, it's up to you to choose your mood. Living in such a beautiful part of the world, gives opportunity to take an early morning beach walk, capturing the first rays of light (as well as a good dose of Vitamin D) from one of our stunning sunrises.

### 2. *Say no to multitasking*

With mobile phones constantly by our side, it's tricky

to resist the pull of social media notifications, phone calls and email alerts. Try setting aside an hour a day free from interruptions and technology, and feel a sense of calm wash over you.

### 3. *Mood altering music*

Harness that feeling you get when your favourite song comes on and create a mood-altering playlist on Spotify or iTunes. Whether it's a collection of favourites or chill tunes for some instant calm, music has a proven ability to shift your mood.

### 4. *Get social (minus the apps)*

Social interaction is an often overlooked, yet critical factor in boosting mental health. Social media can, however, have the opposite effect. Take your socialising offline and phone a friend, or better yet, meet face to face and feel the stress-busting hormones buzzing.

### 5. *Just breathe*

'I am' we hear you say! As simple as it sounds, focusing on your breath and that alone is effectively a mini meditation that can calm your nervous system and reset your mood. Start with five mindful breaths, focusing on the rise and fall of your belly. Build up to five minutes and voila! That somewhat intimidating practice called meditating—you're doing it!

### 6. *Tea-time*

No, we're not talking a sugar-laden milky tea gulped at your desk. Try something herbal and carve out the time to sip it slowly and revisit your intentions for the day. Spoil yourself with an ornate tea pot and some luscious loose-leaf tea to create an indulgent teatime ritual.

### 7. *In the mood to move*

Those that exercise regularly feel like they've uncovered some magical mood-enhancing secret. What it really is, is the release of endorphins. Scheduling regular exercise into your life will soon have you craving that feeling, and the mental and health benefits just become an amazing by-product. Whether it's a home workout or a walk in the sunshine around the block, you'll notice the effects instantly. If early mornings don't work for you, what about an afternoon stroll along Yamba's break wall to watch the trawlers head off for their nightly catch or the dolphins frolicking amid the waves.

### 8. *Stop and smell the roses—literally*

Being mindful is all about appreciating the little things that we often fail to notice in autopilot mode. Small acts like stopping to interact with your pet, noticing the warmth of sunshine on your skin, smelling a flower or listening to the birds can help anchor you in the moment and create immediate feelings of gratitude.

### 9. *Prioritise 'me time'*

It's all too easy to let this one slide as other pressing matters climb the list. However, making time to do things you enjoy will reset your mood and have you facing fewer desirable tasks in a better frame of mind. Whether it's settling down with a cup of tea and good book, dinner with a friend, a relaxing massage or a game of tennis, know that time spent enjoying yourself is an investment in your wellbeing. Why not

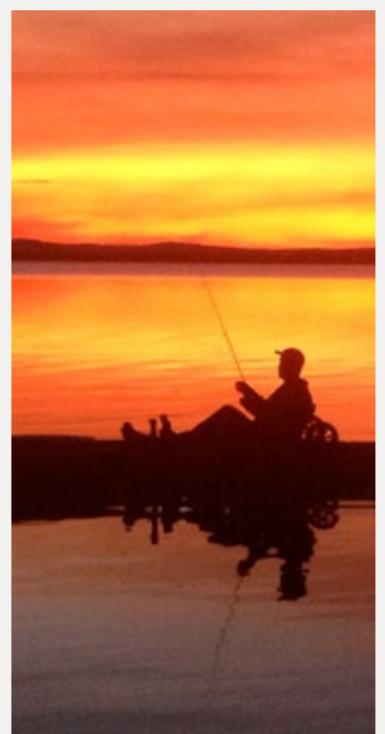
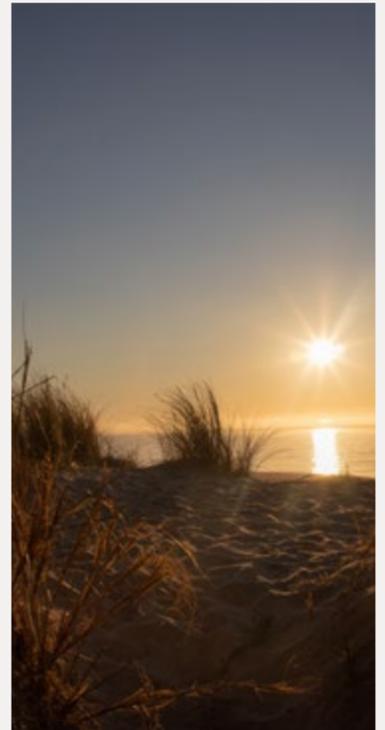
grab a picnic blanket and a bite to eat and take some time to laze? Pilot Hill, where our majestic lighthouse stands, is the perfect spot to do this.

### 10. *Catch those zzz's*

Bolster your chances of a good night's sleep by creating a wind-down routine. Start by quitting devices an hour before bedtime. Blue light released by smart phones, laptops and TVs can block your sleep-inducing hormones, making it more difficult to head off to the land of Nod. Other pre-bedtime calming activities could include reading a book, taking a shower, having a cup of tea, or practising relaxation techniques.

With almost half of all Australians aged 16-85 experiencing mental illness at some point in their life, it's important to remember that you're not alone. Keep in mind that any stress and anxiety in your household can also impact the little people and young adults in our lives. Being in the midst of a pandemic can be a worrying and confusing time for them, and tricky to navigate as a parent or caregiver. Kids Helpline have pulled together plenty of resources to help families find their way through this uncertain time.

While the above mindful moments can set you on the right track, sometimes we all need some extra support, so don't be afraid to ask for help from the experts: **Beyond Blue** 1300 22 4636; **Lifeline** 13 11 14 **Kids Helpline** 1800 55 1800.



**Disclaimer:** The information contained in this article is general in nature. The information is not intended to be used for medical purposes. Please consult your GP or medical practitioner for advice and support that suits your individual needs. To speak to someone now, contact Lifeline, Beyond Blue or Kids Helpline (links and contact numbers above).

# How times have changed!

BACK IN 1998, homes on Yamba Hill such as 3 Clarence St were selling for \$400k. Fast forward to 2020 and the same home has increased by 343%.

1998 was also when David Lovell moved from working as a sales agent in Maclean, to First National Yamba (known back then as Mike Macqueen First National). How times have changed!



**David Lovell**  
SALES & MARKETING

1-19/21 Coldstream Street, Yamba NSW 2464  
Fax (02) 6646 9048  
Mobile 0417 606 728 • Phone (02) 6646 2299



# All for one and one for all!

THE REAL ESTATE Industry is possibly one of the highest sectors that sees a constant stream of staff changes. For Landlords & Vendors, who place their valued asset and trust in an Agency, this can be frustrating. The need to establish a strong business relationship is imperative for both agent and client. It is built on trust, knowledge, resources and clear communication. So, when a client phones in, only to discover another person has been allocated to managing their property, you can imagine the doubt and instability this causes them. Sometimes, staff changes cannot be helped, and it takes a dedicated person (usually one with thick skin) to undertake a career in real estate.

First National Yamba have definitely seen their run of staff changes over the years, but for the majority, they can proudly say that many of the team today have been a part of the First National Yamba family for a lengthy period of time. As reflected in our 2nd edition of *The Yamba Times*, our Holiday Man-

ager, Shayne Richards, has been at the helm of the Department for an amazing seventeen years! Now that's dedication to the industry, agency and her clients.

Most of the First National Yamba Sales Team have worked together for nearly a decade! Jo Boxsell joined the team in 2010 as a Personal Assistant and now fulfils the role of Assistant Agent. Sales Manager, Dave Grams, has worked in real estate for approximately thirty years and became part of the Team in March 2012. While Rochelle Scott jumped on board at the beginning of 2012 as Sales Administrator, a role that she still fulfils today. Not-so-new kid on the block, Richard Hunt, strengthened the team some four years ago, undertaking his real estate license, building strong client relationships and achieving great results in the property market. At the top of the tree, Principal, David Lovell, began his real estate career as a young whipper-snapper in 1992, joining the First National agency in Yamba in 1997 (under the wings of the late Mike

Macqueen), became Licensee and Director of the business, alongside his wife, Justine, in 2008, established a position on the First National Board from 2011, progressing to Chairman, NSW Director and today, as the National Chairman of the network.

After spending so many years together, the Sales Team have refined their roles and work together as an effective business unit, just like the 3 Musketeer's motto, *All for one and one for all*. There is no 'I' in team here or dog-eat-dog mentality that is so prevalent in the industry. All of the agents share the load in every sale, bringing benefit to everyone involved—client, agent and agency. And rarely seen, but vital to the team, our Sales Administrator, Rochelle, supports each agent, behind the scenes, ensuring every listing is presented at the highest quality and that every sale is completed smoothly. It's not the norm, but has proved to be a highly effective way of carrying out business and being able to put you first every step of the way.



# Expect the unexpected

THERE ARE A lot of things landlords can and should expect from tenants, then there are the horror stories. Whatever strange, frightful, costly experience you can imagine right now, the chance that it has already happened to another landlord somewhere is high. No matter how well a tenant checks out, the reality is that people are unique and everybody has a private life. As a landlord, it's always advised to assume the best, anticipate the worst and insure accordingly.

Tenants leaving things behind is a common situation that landlords don't expect but can be a real pain if the tenant is uncontactable. Maybe it's just a sofa, or maybe they're on the run from someone and it's everything they own. Whatever the scenario, the costs of removals, storage fees and unpaid rent will inevitably fall on the

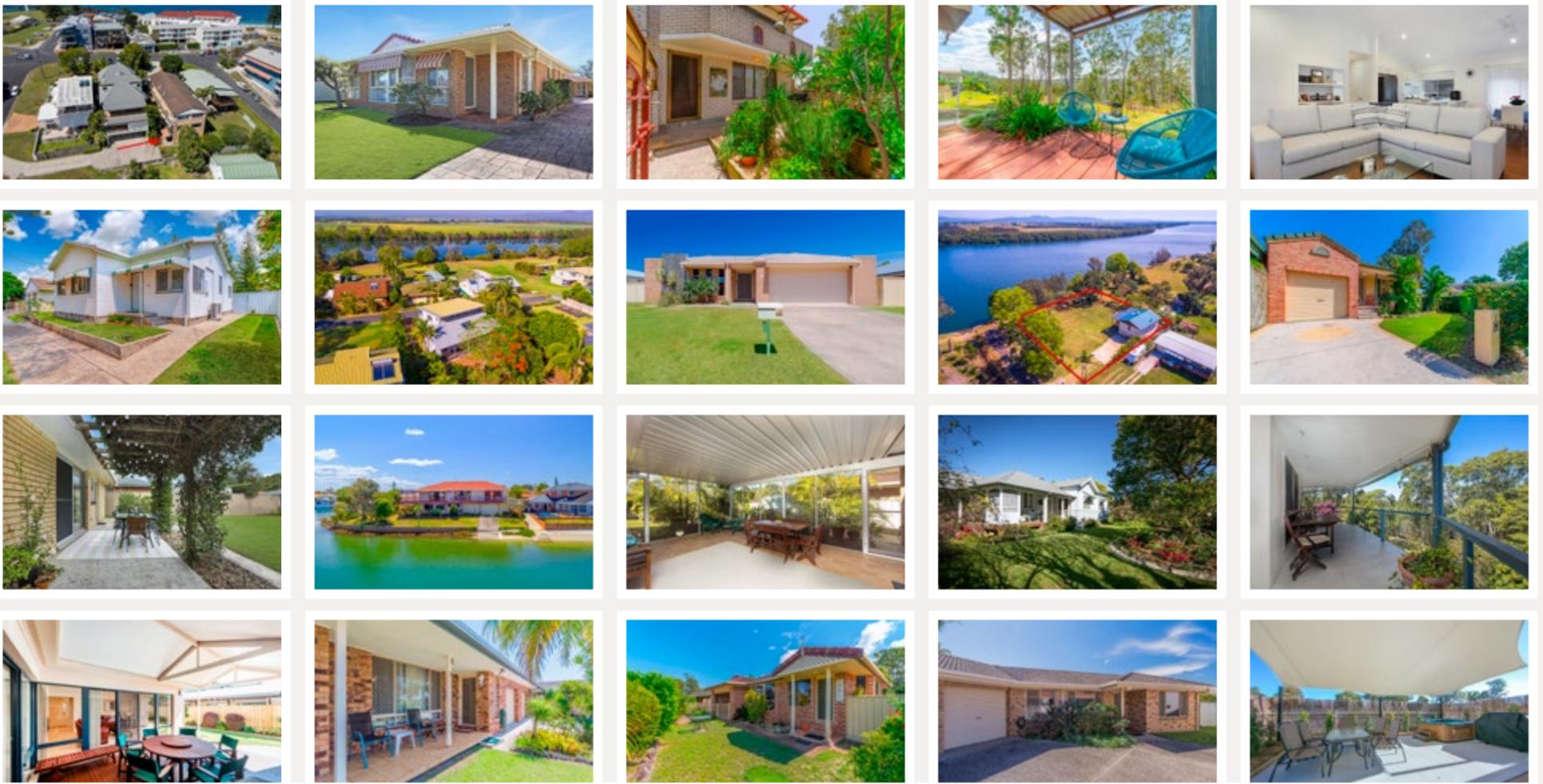
landlord. Drug labs are another scenario. Sadly, there has been an increase in DIY drug labs in recent years in Australian rental properties. The upside of that is we know what clues to look for. Unusual stains or discoloration of surfaces are worth investigating, as are smoke detectors with missing batteries, drug paraphernalia in the outside rubbish bins and windows that have been blocked out with plastic or cardboard.

A conversation between the property manager and the landlord about what might happen in the event of unexpected situations is worth having as soon as the management is confirmed. Property managers have seen it all so can advise how their processes work, and it's also in their interests to make sure your landlord insurance is up to scratch.

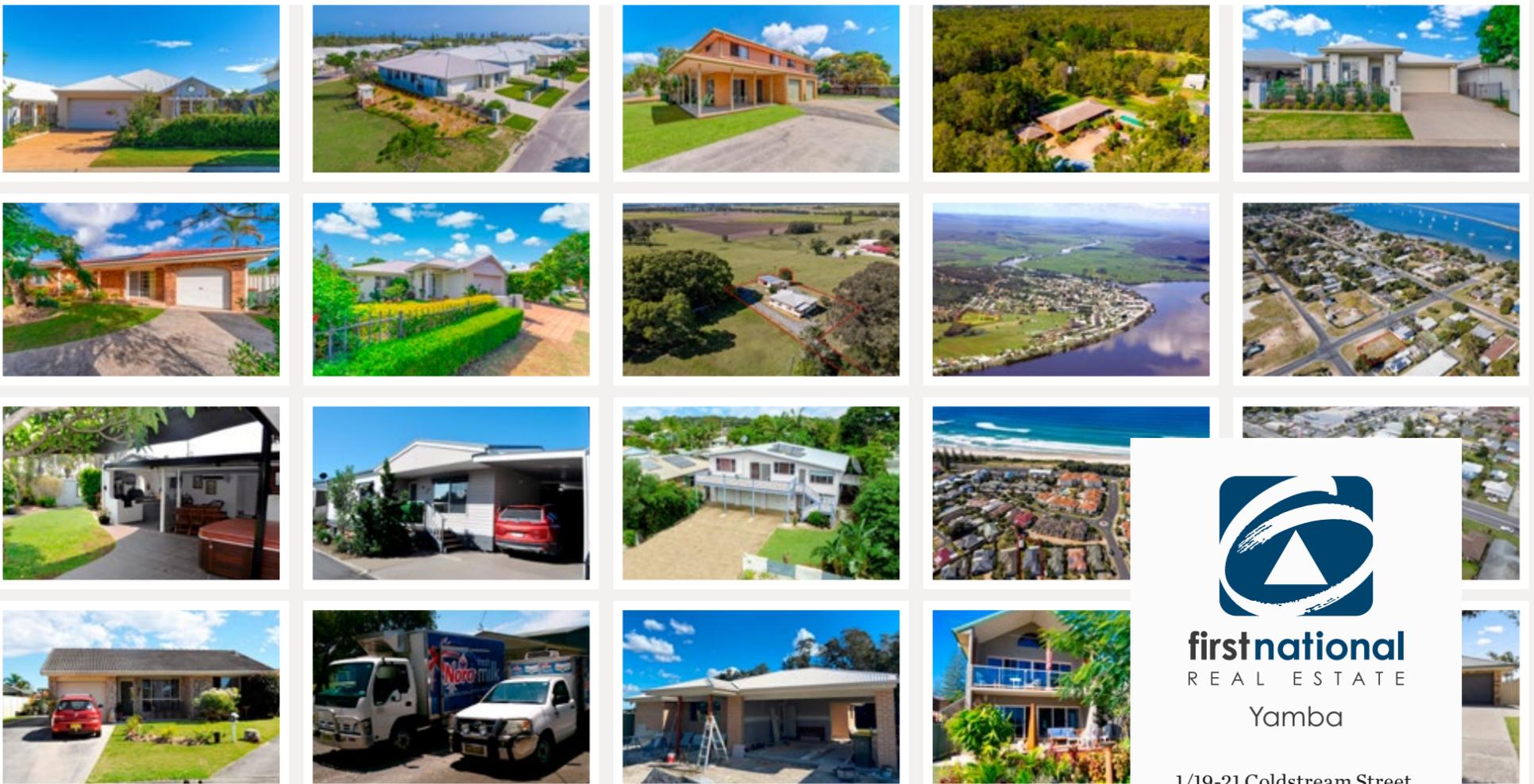
# Come on board

WE'D LIKE TO thank the community for their support and overwhelming response to our quarterly publication. For our next edition, we would like to include a platform for other local businesses to promote their operations. So 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.





## Just some of First National Yamba's 2020 Sold Gallery



**firstnational**  
REAL ESTATE  
Yamba

1/19-21 Coldstream Street,  
Yamba NSW 2464 Australia

02 6646 2299  
info@fnyamba.com.au  
realestateyamba.com.au

*If you would like to see  
your property here in 2021*

**CONTACT US  
TODAY**

