

12 Wattle Drive, Yamba, NSW 2464



House For Sale

Tuesday, 5 December 2023

12 Wattle Drive, Yamba, NSW 2464

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 639 m2

Type: House



Grant Gillies
0266462400

\$840,000 to \$875,000

Are you considering a sea change but not quite ready to move your family immediately? Well, here's an opportunity to plan for the future. 12 Wattle Drive, Yamba offers the savvy purchaser a spacious residential property that is suitable for the whole family's needs, with a quality tenant in place until September 2024. Offering all the comforts and functionality you would expect in a home, this spacious residence features four bedrooms, two bathrooms, triple lock up garage, two living spaces, a large kitchen and a good sized yard with swimming pool. The master bedroom comes complete with its own ensuite and walk-in robe, providing a private parents retreat, flooded with natural light through the large windows overlooking the rear yard. Every bedroom offers built-in wardrobes providing ample storage and ceiling fans for your comfort. This home caters to the modern lifestyle with a large well-designed kitchen and a separate lounge room, connected by a large family living area that effortlessly accommodates casual dining needs with room to spare. The kitchen features stylish curved glossy white cabinetry, dishwasher, ceramic stove and ample storage space, and the entire area is awash with natural light from the windows overlooking the pool. Despite having a large yard & generous sized inground pool this space is somewhat of a blank canvas and is just perfect for the new owner to plan & create a modern family entertaining oasis. The roller door at the back of the garage allows easy access to the rear yard. Offering plenty of space to store your vehicles and tools, the property offers a triple garage, with additional workshop space, plus a garden shed. The home is situated in a quiet street and is just a 5 minute walk to Yamba's shopping centre, doctors & public transport. Additionally, a few minutes in the car and you will be in the centre of Yamba's CBD or taking advantage of any of the spectacular beaches dotted around the mouth of the river and headland. -?A home that provides the ideal blend of convenience, lifestyle & practicality -?Four bedrooms, two bathrooms-?Two living areas-?Split system air conditioning + ceiling fans throughout-?5 minute walk to major shopping mall & doctors-?Just 3 minutes from major boat ramp & Clarence river-?5 minute drive for a choice of 5 beautiful uncrowded beaches & numerous coffee shops & restaurants. Don't wait to inspect 12 Wattle Drive Yamba, my vendors are motivated sellers & the property has been priced to sell quickly! This is a fantastic opportunity to secure a solid investment in your future. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.