

**6/14 Wattle Drive, Yamba, NSW 2464**



**Unit For Sale**

Friday, 3 May 2024

6/14 Wattle Drive, Yamba, NSW 2464

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 217 m2**

**Type: Unit**



Grant Gillies  
0266462400

**\$595,000 - \$625,000**

Introducing your ideal fusion of convenience, comfort, privacy and value. Duplexes of this quality are rarely found, 6/14 Wattle Drive is privately located at the rear of a low maintenance well maintained complex surrounded by established gardens. Nestled in a sought-after location, this freestanding 2 bedroom duplex offers the convenience of a major shopping centre, medical, community centre, take away food outlets and public transport all within a 5 minute walk from your front door ensuring everything you need is within easy reach. You'll be impressed on entry by the polished timber floors that create warmth and sophistication throughout the open plan living/dining area that flows through to the hallway. As we know, the kitchen is the heart of the home and this kitchen won't disappoint, providing ample cupboard and bench space, convenience of a dishwasher, large corner pantry and an oversized window looking out to the undercover north facing private deck and manicured yard, making it the perfect venue to entertain or simply enjoy the morning sun with your coffee. Two generous size bedrooms at opposite ends of the duplex ensure privacy with a generous size bathroom servicing both bedrooms. The Laundry has convenient access to the side of the duplex to the clothesline and offers extra storage. Parking is a breeze with a secure remote controlled single lock-up garage that also has additional storage at the end. There is the convenience of an extra parking space beside the garage. The yard is fully fenced and secure and there is also a small garden shed tucked away for additional storage of garden tools or push bikes. Stay comfortable year-round with ducted air conditioning, ensuring comfort whatever the season. Priced to spark immediate buyer interest, this quality low maintenance property presents unparalleled value for those seeking a comfortable hassle free lifestyle without compromising on quality or location. Don't miss out on this opportunity to make this your home. **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