

2/3 James Watt Drive Chittaway Bay, NSW

3 1 2

**Attention all first home buyers and Investors!!**

A well-considered floor-plan offering an oversized living area, spacious kitchen with quality fixtures and fittings and a large lock up garage makes this perfect for investors and first home buyers just starting out. Situated in a convenient location within a 400m walk to Chittaway Bay shopping district and the stunning Tuggerah Lake.

**Price:** \$685,000  
**Council Rates:** \$366.00 p/q  
**Water Rates:** \$200.00 p/q



**Volkan Akintetik**  
 0499 830 247

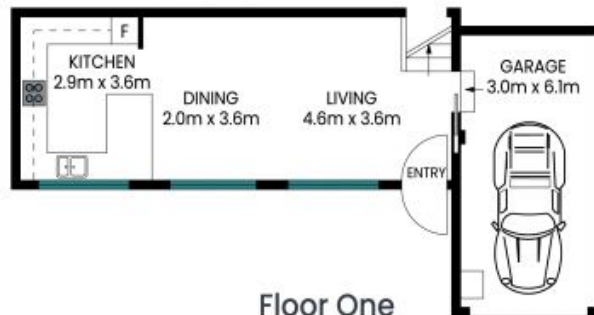


**Reece Caira**  
 0431 013 342

2-3 James Watt Drive  
Chittaway Bay



Floor Two



Floor One

Internal Area: 91 sqm  
Garage Area: 18 sqm  
Total Area: 109 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary

