



32/77 Ruttleys Road Wyee, NSW

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### Low maintenance home for all ages with stunning water views!

Proven to be popular, we have this 2-bedroom unit nestled in a picturesque location on the shores of Lake Macquarie and the Wyee Point Marina. Embrace the serene waterside lifestyle while enjoying the perks of low-maintenance living. This exceptional property offers a rare opportunity to secure a piece of paradise in a highly sought-after location with stunning water views!

**Price:** \$549,000  
**Council Rates:** \$1,004.00/year (approx)  
**Water Rates:** \$535.00/year (approx)  
**Strata Rates:** \$1,074.00 p/q



**Volkan Akintetik**

0499 830 247



**Reece Caira**

0431 013 342

32-77 Ruttleys Road  
Wyee



Internal Area: 88 sqm  
External Area: 23 sqm  
Garage Area: 16 sqm  
Total Area: 127 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.

