



24 Watson Avenue Tumby Umbi, NSW

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### Potential Plus!

Attention all first home buyers, investors and renovators, this is the one! Located in the prestige suburb of Tumby Umbi you will find this home with plenty of size and potential!

The home has a very workable layout with an open plan kitchen, dining and living spaces. Two generous sized bedrooms with built in wardrobes and main bathroom with shower and separate toilet.

Outside you'll find a large sun-drenched entertaining area. Further outside is an oversized single lock up garage with drive side access all occupying a 461m2 block (approx.).

- Excellent floorplan with room to move!
- Level 461m2 block (approx.)
- Flat level 130m walk to riverfront, 1.6km to shops and transport
- 3.6kms drive to M1 motorway, trains and Westfields

Price: \$600,000 - \$660,000



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SITEPLAN



The site and floor plan are not to scale; measurements are indicative in meters. Features and trees are placed for illustrative purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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