



**SOLD**

## FEDERATION IN CRYSTAL WATERS

Located in crystal waters with classic street appeal.

Federation highlights the white picket fence complemented by a gabled front entrance, you will notice the coat of arms emblem's and beautifully detailed filigree with feature tiles along the front porch.

Welcome the family and enjoy all Yamba life has to offer.

With close proximity to the Yamba shopping fair, walking distance to the Crystal waters boat ramp and family picnic area along the Clarence River, conveniently located across the road is the local school bus stop.

Not forgetting it is under a 10 minute drive to all of Yamba's beautiful beaches, a real piece of paradise found.

Upon entering the home, you will be impressed by the size of the front tiled lounge area with it's beautiful bay window and Master bedroom off to the right with it's own large bay window, spacious walk in wardrobe and ensuite bathroom.

- 4 Bedroom
- 2 Bathroom
- 2 garage (drive through)
- bay view windows
- Bright and Airy

The front living space can be closed off to the rest of the house for complete privacy, the large kitchen features a light filled dining area with windows on 3 sides.

Make 6 Witonga Drive your new family home, holiday getaway or highly sort after investment home don't delay contact Jaydan today to arrange an inspection.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$850,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any errors or omissions. This is not a contract.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.