

1/1 Ilex Court, Boambee East, NSW 2452

Villa For Sale

Friday, 1 December 2023

1/1 Ilex Court, Boambee East, NSW 2452

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 217 m2

Type: Villa



Kendall Devine
0437775485



Nikkia Humphries
0408333883

\$549,000

This level, two bedroom, one bathroom, single car garage villa, is the epitome of a hassle free, low maintenance home in a great location. Positioned in a quiet cul de sac, this large villa has a lot to offer with all the features required to make it a comfortable home. A spacious living area, well appointed kitchen, air conditioning, study space and built-in wardrobes in the bedrooms, ensures inside needs are well taken care of. With a fully fenced yard and sun drenched deck, this villa has all the features you are after outdoors as well, with plenty of space to potter in the garden, or place a small garden shed. There is space and side access available to store a trailer, boat or small caravan. It further enjoys the benefits of being in a small complex of just two with a self managed body corporate keeping strata easy. Located within a central position, this villa is a short drive to shopping, medical centres and the buzzing Main Street of Sawtell with its cafes, boutiques and stunning beaches. It provides the perfect lifestyle for retirees, busy professionals, first home buyers and investors alike. Close to everything, low maintenance and convenience all in one neat package. Council Rates: \$2,736 pa (approx.) Land Size: 217 sqm (approx.) Zoning: R2 Age: 32 Years (approx.)