

**1/100 Linden Avenue, Boambee East, NSW 2452**

**McGrath**

**Villa For Sale**

Saturday, 9 December 2023

1/100 Linden Avenue, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Rebecca Harrington  
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**\$639,000**

Discover the perfect blend of comfort and convenience in this beautifully presented elevated villa, nestled within a small complex of four in the picturesque Boambee East. This immaculately presented, freestanding residence offers a warm and welcoming atmosphere with updated features that cater to the modern lifestyle.- Open plan kitchen/living/dining seamlessly flows out to a covered patio with area views- Stunning updated modern kitchen, featuring stone benchtops, ample storage- Soft-close kitchen drawers, high-end fittings, Asko appliances including dishwasher - Three spacious bedrooms, all equipped with fans and built-in robes- Main bedroom features ensuite style access to the main bathroom- Main bathroom complete with a separate toilet and a three-way design- Indoor and outdoor living creates an inviting space for relaxation and entertainment- Modern renovated laundry, air-conditioning, updated flooring, freshly painted - Enjoy the outdoors in the fully fenced grassed yard, complete with side gate access- Single lock-up garage, public transport available at the front of the complex- Ideal opportunity for first home buyers, downsizers, and investors alike- Projected rental income in the vicinity of \$540 to \$590 per week- A short drive to shopping, schools, Sawtell Village and pristine beaches - Approx. 9 min drive to Coffs Harbour Airport, 12 min to Coffs Harbour CBD