

1/16A Macquarie Street, Boolaroo, NSW 2284

Sold House

Wednesday, 8 November 2023

1/16A Macquarie Street, Boolaroo, NSW 2284

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 199 m2

Type: House



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\$625,000

With charming street appeal that radiates a warm welcome, this immaculate 17 years young brick and tile 2-bedroom unit presents easy living at its best. Low on maintenance but generous in proportions, the interior has been freshly painted and newly carpeted throughout, offering a free-flowing floor plan with bonus all-weather spaces. As you step inside, you'll immediately experience the warm and inviting ambience of the spacious living and dining areas. Bathed in natural light and featuring practical tiled flooring, these rooms seamlessly transition to the impeccably maintained kitchen with ample storage, breakfast bar, and plenty of meal prep space for the aspiring home chef. From here step into the spacious all-weather, north-facing sunroom, which flows effortlessly to the patio and well-kept grassy lawn. It's the ideal spot to host a gathering, or to simply sit back and unwind with a cup of your favourite beverage and a good book. The bright bathroom is fully tiled, offering both a spacious shower and a full-sized bathtub for your relaxation. For added convenience, there's a separate powder room and a dedicated laundry area with external access, making wash day a breeze. A single garage with an automatic roller door and internal access means you can drive right in at the end of a busy day, no matter heat, rain, sleet, or hail, and be welcomed by year-round air-conditioned comfort, with ducted air conditioning throughout the home. In a central location, this address is only a short stroll to the fabulous Lake Cinema, Boolaroo shops and the IGA, and via the Cockle Creek trail an easy cycle ride to the lake. For superb dining options, Warners Bay's fantastic restaurants and coffee-shops are only a quick zip up the road. And for super-sized shopping, the new Costco, Bunnings, and Stockland Glendale are mere minutes away. There really is nothing more to do here but move in and add your personal touches, so come and inspect today. Features include:

- Neat brick and tile unit, only 17 years young, with fresh paint and new carpet throughout
- 2 good-sized bedrooms, each fitted with built-in wardrobes
- Open and airy layout with combined dining/living
- A bonus large sunroom for relaxation, or all-weather entertaining
- Pristine kitchen with breakfast bar and plenty of storage and meal preparation space
- A bright tiled bathroom with bath and shower, plus a separate powder room
- Separate laundry with external access
- Ducted air-conditioning throughout for year-round climate comfort
- Single garage with automatic roller door and internal access
- Secure fenced north-facing yard with lush lawn and slimline water tank

Outgoings: Council Rates: \$1,348 approx. per annum
Water Rates: \$693.54 approx. per annum
Strata Rates: \$1,500 approx. per annum
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