

1/17 Halls Road, North Boambee Valley, NSW 2450



Villa For Sale

Saturday, 9 December 2023

1/17 Halls Road, North Boambee Valley, NSW 2450

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 254 m2

Type: Villa



Michelle Olsen

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\$539,000 - \$590,000

Welcome to 1/17 Halls Road, North Boambee Valley! This charming brick and tile villa offers a dynamic blend of spacious interiors and contemporary convenience. As one of only two villas, this home is ideal for first-time buyers, downsizers, or savvy investors anticipating a rental return of \$500 - \$550 per week. Offering two spacious bedrooms with built-in wardrobes, ceiling fans and complete with plantation shutters, a recently renovated bathroom with bathtub, and a secure single-lock-up garage. The thoughtfully designed floor plan maximizes space and natural light, creating an inviting atmosphere. The kitchen, complete with a 4-burner gas cooktop and electric oven, caters to culinary enthusiasts, adjacent to the living and dining area. With a separate laundry and plenty of storage available. Step outside to your private patio surrounded by mature trees, ideal for morning coffees or afternoon beverages with loved ones. The pergola offers shade, creating your personal oasis with approximately 167 sqm of grassed and fully fenced area. Revel in the prime location, just a minutes' drive from shops, the CBD, schools and transport options, providing both convenience and tranquility. This is your chance to own a captivating villa! Inspections are a must, contact Michelle Olsen today at 0457 469 269 to secure a private inspection and claim this stylish property as your own! Additional details: -Self-managed Strata: \$1,040 pa -Rates: \$2,632 approx pa -Rental Estimate: \$500 - \$550 pw -Solar hot water -Plantation shutters throughout -ceiling fans -Aircon -Fully fenced back yard -LUG -Backyard access from garage