

**10 Boomi Place, Woronora, NSW 2232**

**FOX & WOOD**

**House For Sale**

Wednesday, 17 January 2024

10 Boomi Place, Woronora, NSW 2232

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Shane Flanagan



Jed Wood

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## Auction

Sitting on a level block in an idyllic, cul-de-sac location, just moments from the Woronora River, this beautifully renovated and contemporary designed grand family home offers space, flexibility and high liveability. With an open-plan design, this home flows from the sprawling front yard through the large barn doors and beyond. Offering multiple indoor and outdoor entertaining including a large alfresco area with an incredible built-in kitchen, grill and ceiling fans, as well as a private sun-drenched grassed yard - perfect for kids and pets - and a spa area. The bedrooms are generous in size and all have air-conditioning with the main including some additional luxuries; The details of the home are what truly makes it special, with soaring high ceilings, sandstone features and reclaimed timber featured throughout as well as built-in cabinetry and storage. A grand home in all regards perfect for a large family who need plenty of space. Why you'll love it -

- Quiet cul-de-sac location - in-demand. Family-friendly suburb of Woronora, 700metres to Woronora River Public School and Woronora shops. 2.7km to Sutherland train station with a bus stop at the end of Boomi Place. •

Showstopping entertaining area - with the large undercover timber decking area with outdoor kitchen built with beautiful sandstone and reclaimed timber, built in sink, BBQ, grill, storage, ceiling fans and skylights offering the perfect space to entertain and look over the kids playing in the yard. • Level grassed yard bathed in sunlight, including spa and kids trampoline/play area. • Five great sized bedrooms all with ducted air conditioning - one bedroom is on the lower level with ensuite - perfect for guest accommodation. • Main suite features ensuite with under floor heating and laundry chute, high ceilings, private balcony and mini bar. • Large living room with hardwood floors, surround sound plus pot belly fireplace. • Open plan entertainer's kitchen and dining area - travertine floors, granite bench tops, induction cook top, large island bench and built in wine rack with led lighting. • Stunning family bathroom - fully tiled with marble bench top, freestanding solid cast iron bath, frameless shower screen and under floor heating. • Home features built in cabinetry throughout, ducted air-conditioning, commercial grade windows and 18 solar panels. • Internal laundry and 4th toilet downstairs. • Double lock up garage features automatic barn doors, built in storage, internal access and further off-street parking for cars, boat and caravan. • Land size 556sqm, Rates per quarter Council \$420 and Water \$173.