

# 10 Butterfly Close, Boambee East, NSW 2452

## House For Sale

Sunday, 26 May 2024



10 Butterfly Close, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 450 m2**

**Type: House**



Kim McGinty  
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**\$689,000**

Positioned in a quiet cul de sac close to schools, shopping centres and public transport, this neat and tidy three-bedroom property will suit downsizers, first home buyers and even investors wanting a low maintenance property that is easy for tenants to look after. The property features an open plan air-conditioned living and dining area which has plenty of light provided by the front windows and two sets of sliding doors which seamlessly access the rear outdoor entertaining area providing a private area for relaxing or entertaining friends and family. The fully fenced yard keeps in the kids and pets and there are minimal gardens in place for ease of maintenance or a blank canvas for those wanting to create their own garden masterpiece. The renovated modern kitchen has everything the chef requires including a Simpson electric under-bench oven and cooktop, double sink with mixer tap, a compact Delonghi dishwasher, two door pantry and convenient pot drawers. Other features include Fujitsu air con in lounge room, ceiling fans, and lawn locker for the gardening tools. The spacious carpeted bedrooms are located to the right of the home and all have built in wardrobes. The all-in-one bathroom with separate bath and shower is great for the family and there is the bonus of a second separate toilet. The laundry is located at the rear of the single lock up garage that has internal access as well as remote controlled garage roller door. Certainly one to put on your inspection list. URL: [www.unre.com.au/but10](http://www.unre.com.au/but10) LAND SIZE: 450.2 sqm RATES: \$3,049 pa (approx) BUILT: 1999 Whilst every care has been taken in respect of the information contained herein no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries.