

# 108 Lakes Boulevard, Wooloweyah, NSW 2464



## House For Sale

Monday, 11 December 2023

108 Lakes Boulevard, Wooloweyah, NSW 2464

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 1

**Area:** 506 m2

**Type:** House



Jo Boxsell

0477702771

**\$1,295,000**

The sophisticated renovations that have been carried out in this home are simply sensational - high quality both in materials and workmanship. There'll be no excuses for mediocre meal times from this contemporary kitchen complete with Smeg oven, dishwasher and well considered layout. The large family bathroom is both stylish and functional with walk in shower and large freestanding bath. With the solid bones of this older style home, the stylish 4 bedrooms are generous in proportions with large windows allowing for plenty of natural light and ocean breezes with polished timber floors upstairs and quality tiling downstairs further complementing a relaxed, coastal lifestyle. Perfectly designed for families with 2 separate living areas, main lounge upstairs and large rumpus downstairs - creating the perfect escape room for the kids (or parents)! With full side access, you have the option of gated parking for your boat/van or you could add more shed space or inground pool in the generous fully fenced back yard. Located 100 metres from Wooloweyah foreshore/boat ramp and 200 metres to all of the amenities at the community hub, Honeyman Park, the location of this home couldn't be better - and jump in the car you're 3 minutes from Green Point beach and 5 minutes to Angourie's famous surf breaks. With its predominantly permanent population, Wooloweyah village is very popular with families - yet it's only 5-10 minutes from the cafes, restaurants and boutiques of Yamba and Angourie - perfect really!