

# 11 Boylson Place, Cromer, NSW 2099



## House For Sale

Monday, 23 October 2023

11 Boylson Place, Cromer, NSW 2099

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 556 m2

Type: House



Nick Duchatel  
0299823553



Jade Hiddins  
0299823553

## **Auction Thu 30 November at 6pm In-Room**

This sun-filled home over delivers in terms of space, style and liveability in a peaceful cul-de-sac, which is centrally located to local amenities. Set back from the street on a deep and incredibly private block, the two-storey home is perfectly configured for family living with spacious proportions which open to a low-maintenance resort-style yard with plentiful space to relax, play and entertain outdoors. An east aspect brings in the light and air with wide open district views from the upper level and leafy greenery all around. Style and comfort are offered in equal measure with a flexible layout featuring three large bedrooms on the lower level and a top floor parents' retreat with cosy fireplace. It is located moments to a choice of bush walking trails, 280m to local shops, cafes and Mall buses, 650m to Truman Reserve, 1.3km to Cromer Golf Club and a 2.1km drive to Cromer Public School. - Abundant windows enhance light and frame the leafy views - Flexible dual level layout, adaptable to all stages of family life - Fluid open plan living and dining space oversees the outdoor areas- Stone finished kitchen with stainless steel gas appliances, ample cupboards - Paved outdoor entertaining with pergola, swimming pool and spa - Three spacious downstairs bedrooms, modern fully tiled bathrooms - Upstairs parents' retreat with full ensuite, fireplace and balcony - Timber floors, ceiling fans, gas bayonet, ample storage options - Double lock-up garage, plus additional driveway parking