

**14 Boyd Avenue, Lemon Tree Passage, NSW 2319**



**Sold House**

Tuesday, 15 August 2023

14 Boyd Avenue, Lemon Tree Passage, NSW 2319

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



Greg Delahunty

**\$930,000**

It is with great pleasure we bring this extra-large "Kawarren Designed Home" to the market. The proud owners helped designed the beautiful home and has an abundance of features from the moment you open the front door. Features inside include upstairs having 4 extra-large bedrooms with walk in robe and ensuite to main, while the other 3 bedrooms having built in robes, extra-large kitchen with quality Smeg appliances and plenty of cupboard space. The home has a huge oval lounge room, while there is also rumpus and dining rooms as well, while the ducted air conditioning will provide year-round comfort. Downstairs is a hidden gem with a huge open plan area, which could be transformed into a games room, or more bedrooms, while the laundry is simply huge, and has its own chute from upstairs. Other features inside include large formal entry, extra high ceilings, vinyl flooring, Ventus ventilation system and internal access to the extra-long double lock up garage which has auto doors as well. Outside you have a wonderful entertaining deck, that captures filtered water views, while the home has low maintenance lawns and gardens with spear point pump and 26 solar panels to keep the electricity bills down. The home sits in wonderful Lemon Tree Passage, and is only a short drive to local shops, clubs and to the local marina. This home is an absolute pleasure to show, and inspections won't disappoint! **DISCLAIMER:** We have in preparing this document used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.