

**2/18 Burr ridge Avenue, North Boambee Valley, NSW  
2450**

**NOLAN PARTNERS**

**House For Sale**

Saturday, 11 November 2023

2/18 Burr ridge Avenue, North Boambee Valley, NSW 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 634 m2**

**Type: House**



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## \$649,000 - \$699,000

Located in a quiet cul-de-sac, this freestanding townhouse located at the back of the block, will satisfy your need for space, and deliver on your desire for privacy! The property benefits from an abundance of natural light and offers a large fully fenced yard with so much potential. Upon entering the large leafy timber deck, you'll be greeted by beautiful north-facing valley views with a cool breeze, the perfect spot for your morning cuppa or evening wine. The freshly painted living area at the entrance of the home offers a reverse cycle air conditioner, a cool retreat for lounging and sleeping on warmer days plus two discreet gas outlets for your winter heating. Walking into the master bedroom you'll enjoy the abundance of space with a very generous dressing/storage room, almost the size of another bedroom! You'll appreciate the east-facing kitchen/dining combo and enjoy the morning sunrise in this ample light-filled second living area. Step outside through the large sliding glass door into a private outdoor seating area, just ready for your collection of ferns. Enjoy stunning mixed hardwood timber flooring throughout! The two other bedrooms both have built-in robes and servicing these rooms is the neat and tidy double vanity bathroom with a separate second toilet. The newly renovated laundry with modern cabinetry and merbau benchtop has direct access outside. Downstairs is a double remote garage plus a huge 3.1m x 6.6m rumpus/store/teenager's retreat or could also double as a home office or man-cave - the sky's the limit for your imagination! If you are looking for a private sanctuary offering a wide variety of established tropical and native trees attracting abundant bird life, plus the ability to spend your winter nights around the fire-pit gazing up at the northern stars, then this is the property for you! In a complex of only two townhouses with self-managed strata, this is a great stepping-stone into the market or a solid investment. Council Rates: \$2,631 pa (approx.) Strata Fees: \$700 pa (approx.) Land Size: 634 sqm (approx.) Zoning: R2 Age: 34 years (approx.)