

2/259 Linden Avenue, Boambee East, NSW 2452



Villa For Sale

Thursday, 15 February 2024

2/259 Linden Avenue, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 110 m2

Type: Villa



Matt France



Barry France
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\$600,000 - \$620,000

Recently updated and wonderfully presented, this freestanding 3-bedroom Villa offers a fantastic low-maintenance living option, perfectly suited to downsizers, retirees, singles or first home buyers. Residing within the Linden Grove community title complex, the home offers a peaceful lifestyle with immaculately maintained common grounds overlooking Spoonbill Lake and convenient access to major shopping centres, Toormina medical centre and local schools. Internally, the villa is exceptionally tidy and has enjoyed an extensive update throughout the home to offer a move in ready living option. All bedrooms feature new carpets, new blinds, built in wardrobes and ceiling fans. The bathroom offers both a shower and bathtub, with a separate toilet for convenience. The laundry offers room for both a washer and dryer, additional storage space and direct access to the courtyard and clothesline. The open plan living/dining room connects perfectly to the kitchen, receives fantastic natural light, and offers direct access to the generous courtyard and covered outdoor entertainment deck. Inspection is an absolute must for those wanting to transition into a more manageable home while retaining ample living space and independence. Recently updates:- Full internal repaint, new blinds, new kitchen benchtops, new shower screen, new rangehood, updated lighting, new carpets to bedrooms, new plank flooring throughout, extension to outdoor deck, new bathroom fittings. Additional Features:- Freestanding Villa (no adjoined walls).- Great size bedrooms, all with built in wardrobes and ceiling fans.- Open plan living area with split system air conditioner.- Internal access from single remote lock up garage- Generous courtyard with large, covered entertainment deck.- Exceptionally low maintenance property.- Close driving distance to Toormina & Boambee Shopping Centres, and Toormina Medical Centre- This is not an over 55's exclusive complex.- Direct access to public transport just 80m from your front door.- 7 Minutes' drive to Sawtell Village and its pristine Beaches- Close to local schools and pre-schools. Council Rates: \$2,918 per annum Community Title Strata Fee: \$1,390 per annum On-Title Size: 258.6m² Internal Floor Area: 110m²