

# 2 Bolwarra Circuit, Wollongbar, NSW 2477

## House For Sale

Monday, 23 October 2023

2 Bolwarra Circuit, Wollongbar, NSW 2477

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



Katrina Beohm

**\$850,000**

Situated in the sought-after Avalon Estate is this modern Perry-built home on a generous corner block offering a low-maintenance lifestyle for a large family, retirees or busy professionals. + Welcoming you into the home is a wide entrance hallway that flows to the spacious and open-plan living and dining areas with plenty of natural light, ceiling fans, and access to the covered outdoor entertaining space+ The adjoining modern kitchen provides everything you need, including a gas stove, electric oven, dishwasher, stone benches, and a breakfast bar+ There are three good-size bedrooms; the main offers a stylish ensuite, walk-in robe and a ceiling fan, while the other two bedrooms feature built-in wardrobes and ceiling fans+ At the front of the home, you'll find a second living space which could be easily converted into a fourth bedroom or be utilised as a home office+ The tidy main bathroom has a deep tub, a separate shower, and a separate toilet. + Double lock-up garage with an automatic door, plus an internal laundry with built-ins and external access+ Huge fully fenced level backyard offering retaining rock wall gardens, a garden shed, 5000L rainwater tank, and a lovely outlook to the neighbouring farmland+ Family friendly area with a footpath to the playground down the street+ Located within walking distance to Wollongbar TAFE, while the Wollongbar tavern, shops, and the village of Alstonville are all within a few minutes' drive. Ballina is an easy 20 minutes away, and it is only 30 minutes to Byron BayEight years young with new carpet and fresh paint throughout, this home is move-in ready for its lucky new owners, so call us today to arrange your inspection.