

2 Friendship Close, Boambee East, NSW 2452

Sold House

Saturday, 18 November 2023

2 Friendship Close, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 431 m2

Type: House



Barry France
0407301404



Matt France

\$645,000

Positioned on an elevated parcel within a very quiet cul-de-sac, this low-maintenance, tidy three bedder represents a fantastic opportunity for First Home Buyers, Investors or Downsizers alike. Internally, the home features attractive Cypress Pine floorboards throughout and has received a full repaint to make for a very inviting space. The layout offers great connection between living room, kitchen and dining area and easy access to the outdoor entertainment deck. You will love the convenience of having very little maintenance and upkeep, which allows you more time to focus on lifestyle and time with the family. The home has also benefitted from updates to light fittings, fixtures, and kitchen cabinetry, providing a convenient 'move in ready option' perfect for young families, first home buyers and downsizers. The kitchen is tidy and has been well maintained over time, featuring an electric stove/oven combo and receives important Northern light all day. This connects perfectly to the dining space, which is serviced by a split system air conditioner and sliding doors provide direct access to the outdoor entertainment deck off the dining area. The bedrooms are all well-sized and include built in wardrobes, with the Master bedroom also boasting an ensuite bathroom and outlook across the yard to the council reserve. The large main bathroom offers both a bathtub and a shower while a separate laundry dedicated laundry offers additional space for storage cupboards and direct access to the outdoor deck/yard. The covered outdoor entertainment area is great space for spending time with friends and family, well sheltered from the hot sun throughout the day and connecting to an easy to maintain, lawned rear yard with views across to the nearby council reserve. Located just a short distance to Boambee Central & Toormina Gardens Shopping Centres, this location is also close to local schools and pre-schools. Boambee Creek Reserve and Sawtell Village are only 5 minutes' drive for access to stunning Beaches and Cafes. Overall, a terrific home to suit both first home buyers or retiree's wanting privacy and a low-maintenance home to enjoy for years to come! Approx Council Rates: \$3,049 per annum Land Size: 431m² Expected Weekly Rental Return: \$600 per week.