

23 Butterfly Close, Boambee East, NSW 2452

Sold House

Thursday, 21 March 2024

the edge
COFFS HARBOUR

23 Butterfly Close, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 686 m2

Type: House



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\$650,000

Centrally located in Boambee East, this neat and tidy home is a fantastic opportunity for the first home buyer, investors, or those looking to downsize. A short 1km walk from Boambee Central IGA, the home is also just a 4 minute drive from the conveniences of Toormina Gardens Shopping Centre and Toormina Medical Centre. With the lounge at the front of the house and the kitchen and meals space at the back, the common areas have been well designed for family living. Multiple windows allow plenty of light, and the neat and tidy kitchen is complete with a dishwasher and free-standing oven and cooktop. All bedrooms feature built-in wardrobes and ceiling fans, and the bathroom is complete with bathtub and shower plus a separate WC. Out the back is a spacious covered patio, with its leafy outlook providing the perfect space to entertain family and friends. There is a single garage with internal access, and the generous yard is fully fenced with a great-sized shed/man cave! Positioned within a 7 minute drive to Sawtell's beach, cafes and boutiques, this one is sure to impress! Rental Return: \$580pw (actual) - \$620pw (potential)* Neat and tidy home in central location* All bedrooms with BIR and ceiling fans* Air-conditioned living area plus ceiling fan* Covered alfresco dining* Separate laundry room with additional WC* Spacious rear yard with generous shed* 7 minute drive to Sawtell beaches and shops Rates: \$3,126pa (approx.) - Land size: 686m2 (approx.)