

# 25 Sunbird Crescent, Boambee East, NSW 2452



## Sold House

Saturday, 16 December 2023

25 Sunbird Crescent, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 357 m2**

**Type: House**



Kim McGinty  
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Chris Hines

**\$680,000**

This high-set property is waiting for you to move straight in and relax as there is nothing to be done, making this home an ideal purchase in the current market. Positioned on a corner block in a popular Boambee East street, this home is ideally located close to the local primary and high school, between two shopping centres, and public transport is a stones throw away. The home with a practical layout, has a lovely modern contemporary feel, due to the low-maintenance tiled flooring throughout the living areas, and the beautiful neutral tones of white and grey. The kitchen was renovated approximately in 2011 and features white cabinetry with modern handles, soft close drawers, charcoal marble-look laminate benchtop, plus stainless-steel electric appliances including wall oven and dishwasher. You will love the convenience of the direct access from the single lock up garage into the kitchen when bringing the groceries home, and the renovated laundry with indoor clothesline is adjacent. The dining room has a wall-hung sideboard providing storage to the light-filled room which has direct access to the rear covered outdoor entertaining area via a sliding door. This space flows to the side of the house where you will find a grassed area for the kids and pets to play in the fully fenced yard. All three bedrooms have built-in wardrobes, with ceiling fans and low-maintenance floating flooring, which is great for those wanting easy care housework. The three-way bathroom features a separate toilet, large vanity and a lovely bathtub to soak in after a long day. If you've been looking at affordable homes for a while, this one will certainly tick lots of boxes. Call for an inspection. [www.unre.com.au/sun25](http://www.unre.com.au/sun25) BUILT: 1994 RATES: \$2,973 per annum (approx) LAND SIZE: 357.7sqm Whilst every care has been taken in respect of the information contained herein no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries.