

3 Avon Rise, North Boambee Valley, NSW 2450

NOLAN PARTNERS

House For Sale

Thursday, 13 June 2024

3 Avon Rise, North Boambee Valley, NSW 2450

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 1049 m2

Type: House



Kendall Devine
0266500655

\$1,225,000 - \$1,285,000

Rarely does a property come to market that offers such a complete package. Nestled at the end of a quiet Street in the sought after Lakes Estate in North Boambee Valley, this stunning 4 bedroom, 3 bathroom home boasts an elevated position with breathtaking mountain views. Spread across two light filled levels, this custom built residence is perfect for so many reasons. This home is all about open plan living and entertaining. The expansive living and dining areas, highlighted by elegant timber flooring, flow seamlessly from the gourmet kitchen which is fit for the chef in the family, with top quality appliances, ample storage and bench space as well as a butler's pantry. The open plan design extends out to a covered alfresco area, where you can enjoy outdoor living with stunning views of the mountain ranges. The top floor of the home offers a second formal living area, media room or kids playroom. This level also features three generous bedrooms, including the luxurious main bedroom with a large ensuite, which boasts a double vanity and bath, the perfect space to unwind, as well as a generous walk in robe. Each bedroom is equipped with ceiling fans and oversized built in wardrobes, providing comfort and ample storage space for the entire family. Downstairs provides a versatile space with the fourth bedroom and its own bathroom. This area is perfect for visitors, teenagers or as a home office space. Located close to all the amenities of the Coffs Coast, Bishop Druitt College Campus, within the boambee Primary School catchment, shops and the airport. Properties of this calibre are tightly held and rarely available, making this a unique opportunity to secure a stunning home within the Lakes Estate. Council Rates: \$3,431 pa (approx.) Land Size: 1,049.8 sqm (approx.) Zoning: R2 Age: 7 Years (approx.)