

# 34 Lamberts Road, Boambee East, NSW 2452

## Sold House

Wednesday, 21 February 2024

34 Lamberts Road, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 420 m2

Type: House



Barry France  
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Matt France

## Contact agent

Positioned within a very peaceful pocket of Boambee East, this tidy 3-bedroom home represents a fantastic low-maintenance living option, perfectly suited for downsizers, retirees or first home buyers. Residing along an elevated ridgeline, with an ideal North facing rear yard, the property is showered in wonderful natural light throughout the day and enjoys scenic views of the mountains. The living spaces internally flow seamlessly, allowing great connection between the kitchen, dining and living rooms of the home, while also offering easy transition to the outdoor entertainment area and yard space. The living area also features a split system air conditioner that services the entire home. The Master bedroom is spacious, easily able to accommodate a larger King-Sized bed, and both the master and Bedroom 2 offer ample built-in wardrobe space. The existing garage has been previously adapted to offer a generous third bedroom, which could also serve as a wonderful additional living space, art studio, music/sewing room, or home office. The main bathroom is neat as a pin, offering both a bathtub and shower with a separate toilet for convenience. A dedicated separate laundry is located at the rear of the home with easy access to the rear yard and clothesline. The outdoor entertainment area overlooks a very manageable yard space which features established planting, lawns, and garden beds. This is a very inviting space, offering privacy, views of the mountains and captures that important cooling breeze. A great space to relax while you watch the sun fall behind the mountain range of an evening. Overall, a well-maintained home offering a low maintenance lifestyle in a desirable, leafy street. A great location only 1 km to Toormina shopping centre, 2 kms to the beautiful Sawtell beach and charming First Avenue. Council Rates: \$3,049 per annum. Land Size: 420 m<sup>2</sup> Estimated Rental Income: \$550 - \$570 per week.