

**34 Pepperman Road, Boambee East, NSW 2452**

**House For Sale**

Friday, 5 April 2024

**the edge**  
COFFS HARBOUR

34 Pepperman Road, Boambee East, NSW 2452

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 654 m2**

**Type: House**



Brett Finnie  
0266529888



Mark Webb  
0266529888

**\$939,000 - \$979,000**

Proudly positioned on an elevated corner block, this fabulous home is perfect for those who need to accommodate extended family, thanks to the self-contained studio on the lower level. The upper level offers a traditional family friendly layout with a sunken lounge room, spacious open plan living, dining and kitchen, plus an expansive wrap-around deck. It's a great space to host a bbq while capturing the north / west outlook. The main bedroom is light filled and boasts its own ensuite and walk-in robe. Bedrooms two and three feature built-in robes and share the main bathroom with separate toilet. Downstairs is established as a self-contained studio with a modest kitchenette, open plan living, 1 bedroom and bathroom. It's a comfortable space for the in-laws or the current tenant would be happy to stay on should the incoming buyer be seeking an income. Alternatively, you could convert it back to a double garage and still not lose the fourth bedroom with ensuite. Outside, the fenced yard is a great space for kids and pets and the home also features solar power and a drive through carport big enough for 2 - 3 vehicles. Ideally located in a popular street within short driving distance to shopping, beaches and schools makes this a winner for all members of the family. Zoning R2 Rent forecast \$830 per week Land size: 654m<sup>2</sup> (approx.) - Rates: \$3,190pa (approx.)