

**35 Dunlop Drive, Boambee East, NSW 2452**



**House For Sale**

Friday, 1 December 2023

35 Dunlop Drive, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 649 m2**

**Type: House**



Rich McKeon

0412412836

**\$835,000**

Nestled in a quiet and friendly neighbourhood with no through traffic, this well presented home offers the perfect blend of space, privacy and convenient location. This well-designed floor plan offers multiple living spaces including an inviting kitchen, dining area and a separated lounge with air-conditioning. There are also two large bedrooms with built-ins, main bathroom and generous laundry located on the lower level. Upstairs comprises a spacious master bedroom with ample room for a study area, air-conditioning and ensuite. Step outside to enjoy a substantial north facing, undercover entertaining area, perfect for outdoor dining, while overlooking the fully fenced yard with established gardens, lawn. Positioned close by to a bushland reserve with abundance of birds and wildlife. Additional features include a garden shed plus double lock up garage with internal access. Conveniently located only 3 minutes' drive to the major Toormina Gardens shopping centre and Boambee East IGA shopping centre. Also a short drive to Sawtell Café precinct and Sawtell Beach itself, Southern Cross University, Tafe, Hospital, International Sports Stadium, Airport, Coffs CBD and Jetty precinct. For the non-drivers there is also a local bus stop just around the corner. This property really is position perfect. This solid home ticks all the boxes and is not expected to last. Features:- Inviting kitchen and dining area- Separate living area with air-conditioning- Master bedroom on upper level with ensuite and ample room for study area- Two spacious bedrooms with built-ins- Main bathroom with separate toilet- Generous laundry- Oversized undercover north facing alfresco area- Fully fenced backyard plus garden shed- Elevated bushland outlooks- Double lock up garage with internal access- Block size 649m<sup>2</sup>- Home built in 2003- Current rental appraisal approx. \$670-\$690 per week- 3 minutes drive to Toormina Gardens and Boambee East IGA shopping centre- Close to Sawtell Café Strip and Sawtell Beach- Short drive to University, Tafe, Hospital, Airport, Stadium- Also quick trip into Coffs CBD and Coffs Jetty precinct. Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.