

**37 Boyd Avenue, Lemon Tree Passage, NSW 2319**

**Raine&Horne.**

**Sold House**

Monday, 11 September 2023

37 Boyd Avenue, Lemon Tree Passage, NSW 2319

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 670 m2**

**Type: House**



Neil Moore

0412495632

**\$665,000**

Located within 400m from the water so you can enjoy the laidback lifestyle offered by this single level well presented home, positioned on a 670sq.m. block with backyard access. Boat-lovers will relish the nearby access to the crystal clear waters of the local waterways, while nature lovers will delight in the large tracts of native bushland and picturesque walking trails. Inside, easy to maintain comfortable living awaits. The home intelligently zones three bedrooms (all with built-ins) a bright family bathroom, spacious lounge living plus functional kitchen and dining area. Also air conditioning & large family room opening onto a fully fenced backyard with lock up single garage. The suburb offers a local village shopping precinct, marina, bowling club & is only 15 minutes to Newcastle airport. Find out for yourself. • Single level well presented home positioned on 670sqm block • Three bedrooms serviced by central bathroom • Comfortable lounge/living area plus large family room • Air conditioning • Single lockup garage with side access for the boat or caravan • 21km to Newcastle airport Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.