

**37 Primrose Street, Booragul, NSW 2284**

**House For Sale**

Wednesday, 17 January 2024



37 Primrose Street, Booragul, NSW 2284

**Bedrooms: 4**

**Bathrooms: 2**

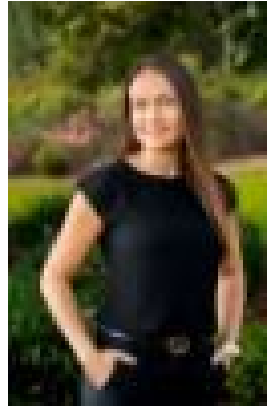
**Parkings: 3**

**Area: 638 m2**

**Type: House**



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## Contact Agent

Nestled on a quiet, tree-lined street just a stone's throw from the lake and schools, this cherished home eagerly awaits a new family. Spread across a generous 638sq block with a convenient carport and a standalone double garage, the home effortlessly spans a practical single level, boasting four bedrooms, two bathrooms, and inviting spaces like the lounge, dining, and family rooms—all centred around an electric-equipped kitchen. Entertain in the screened and covered alfresco overlooking the great size yard and let your style shine as you make this house uniquely yours. This location is a water enthusiast's paradise, offering boundless opportunities for kayaking, boating and fishing. If you'd rather keep your feet dry while soaking in the lake vibes, follow the 9km Awaba Bay Foreshore Walk to Eleebana or explore the nearby Museum of Art and Culture. Convenient public transport options are just a hop, skip, and a jump away, with Toronto and Glendale's amenities ensuring your weekly shopping is a breeze. - Single level family home on 638sqm block - Carport at the side, double garage at the rear - Open plan lounge and dining with timber floors - Kitchen with electric hob, wall oven and dishwasher - Family room connects to screened and covered alfresco - Air-conditioned main bedroom with mirrored robe and ceiling fan - Full-size main bathroom with shower over bathtub, laundry with second w/c and shower - 350m to St Paul's, 500m to Booragul Public School, 800m to Lake Mac High - 10 minute stroll to lake foreshore - 1600m/3mins Teralba Station, 6.5km/8mins Toronto, 14km/13mins M1 - 20km/25mins to Newcastle CBD, 120km/80mins to Sydney

Avery Property Professionals are proud to present this home to the market. Please contact Craig Avery & Charlotte Nelmes today to secure your inspection. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.