

4/3 Ettrick Close, Bomaderry, NSW 2541



Unit For Sale

Friday, 2 February 2024

4/3 Ettrick Close, Bomaderry, NSW 2541

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Amy Jarrett
0244236000



Ben Crockett
0244236000

Offers Invited

Presented by Amy Jarrett and Benjamin Crockett of One Agency Elite Property Group. Embrace the ease of living and escape to serenity with this two bedroom villa nestled in Bomaderry, one of only five in its peaceful complex within a quiet cul-de-sac location. This turnkey ready villa offers an exclusive opportunity for individuals aspiring for a serene lifestyle. Recently refreshed with a fresh coat of paint and adorned with new timber-look plank flooring throughout, the home seamlessly blends modern aesthetics with an inviting atmosphere. It stands ready for its new owner to move in and enjoy the tranquil surroundings. The open plan living area will impress, enhanced with air conditioning and a ceiling fan, it seamlessly connects to your outdoor oasis providing a private leafy backdrop. The well appointed kitchen, blending functionality with a tidy design, includes a window overlooking the grounds. Both bedrooms are thoughtfully equipped with ceiling fans, day-night blinds, and one includes a convenient built-in robe. Outside, immerse yourself and unwind in the tranquillity of a low maintenance grass courtyard with charming gardens and a deck for entertaining. This picturesque setting overlooks the bush reserve leading to Mulgen Creek. For nature enthusiasts, there's convenient gated access from the backyard directly to the reserve, offering beautiful scenic walks. To complement the lifestyle, a conveniently positioned lock-up garage enhances the overall appeal of the property. The strategic location places this property within a convenient 15 minutes' walking distance to various local amenities, including Lyndhurst IGA, Bomaderry High School, the sporting complex, and aquatic centre. Moreover, its proximity to the upgraded Princes Hwy ensures easy commutes to Sydney or Wollongong, making it an ideal choice for those seeking both comfort and accessibility. - 2 bedroom villa featuring 1 bathroom and a secure lock-up garage - One of only 5 villas in the complex - Affordable strata levies \$550.82 per quarter approx - Turn key ready with fresh paint and new flooring - Perfect for downsizers, working professionals, or astute investors - Strategic location, within walking distance to local shopping, schools, and recreational facilities** some images have been digitally staged