

# 46 Boronia Drive, Salamander Bay, NSW 2317

## Sold House

Thursday, 28 March 2024

46 Boronia Drive, Salamander Bay, NSW 2317

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 696 m2**

**Type: House**



Rebecca Dean  
0240398508



Chloe Manton  
0402229268

**\$965,000**

This home with its backyard oasis is located in a quiet cul-de-sac, where you are only a short approx. 300m walk down to the water's edge and also within close proximity to the local shopping village. Sitting on an approx. 696m<sup>2</sup> flat block of land, with a drive through garage. There nothing left to do, just move in and enjoy. Boasting a convenient layout, the property features a spacious main living and dining space, ideal for those with children or frequent visitors. There is also a recently updated kitchen with quality appliances and ample storage. From here, there is a seamless flow to the outside undercover deck. Perfect for entertaining it overlooks the picturesque backyard that features an abundance of lush greenery that creates a private and secure space. There is also a spearpoint (ground water) connected to a watering system. This property comprises of three spacious bedrooms. The shared family bathroom is generous in size and includes both a shower and a bathtub. With a single-lock-up garage that includes drive through access to the backyard, two garden sheds, fans throughout, air conditioning and led lights this property is a no-brainer. To be a part of Salamander Bay's hottest Auction for 2023, call Rebecca Dean on 0421 169 922 or Chloe Manton on 0402 229 268 to discuss your bidding conditions. All information contained herein is gathered from sources we deem reliable. However, First National Port Stephens cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without a price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. First National Port Stephens does not warrant, represent or guarantee the accuracy, adequacy, or completeness of the information. First National Port Stephens accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and interested parties should make their own investigations before purchasing. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing. View our privacy policy here - <https://fnportstephens.com.au/privacy-policy>.