

48 Lamberts Road, Boambee East, NSW 2452

NOLAN PARTNERS

Sold House

Thursday, 17 August 2023

48 Lamberts Road, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Nikkia Humphries
0266500655

\$805,000

This Boambee East home offers an exceptional combination of comfort, convenience, and privacy. Nestled on a generous 800 sqm block, this 3 bedroom, 2 bathroom brick and tile home is positioned at the end of the cul de sac, with the house set back off the street. It is a true gem for families seeking a tranquil oasis. As you step inside, you are greeted with the view through the hallway, highlighting the picture perfect outlook of the backyard. You will immediately appreciate this thoughtful design aspect. The main living area provides a large built-in tv unit and ample space. To the left of here, step into what could potentially be a second living area, media room, office or you could even convert to a fourth bedroom. The main bedroom boasts a walk-in wardrobe, while the additional bedrooms feature built-in wardrobes to cater to all storage needs. The modernised kitchen provides a convenient layout and is complete with a stone bench top, dishwasher, gas cooktop, good size pantry, double sink and built-in fridge and microwave spaces. The kitchen window overlooks the lush greenery of the private backyard. Imagine preparing meals or entertaining whilst enjoying the peaceful surroundings. Entertaining family and friends would be a breeze with the expansive, covered, outdoor deck, which is conveniently located off the kitchen and dining space. With its high pointed ceiling, this space is perfect for hosting gatherings, creating lasting memories, or just relaxing and enjoying the beautiful serenity. When stepping down from the deck to the grassed backyard, you will discover a fully fenced rear yard, which provides safety and security for children and pets to run and play with a reserve backdrop. Additionally, the convenient drive-through access from the carport to the spacious shed in the backyard offers ample storage options for vehicles, equipment, tools, or hobbies. Other features of this home include air conditioning and close proximity to schools, shops, and transport. Don't miss out on the opportunity to secure this property which offers so much. This one is a must-inspect to really appreciate the natural beauty and all the features it has to offer. Council Rates: \$2,988 pa (approx.) Land Size: 800 sqm (approx.) Building Size: 132 sqm (approx.) Age: 26 years