

# 7/18 Palm Trees Drive, Boambee East, NSW 2452

## Villa For Sale

Thursday, 13 June 2024

7/18 Palm Trees Drive, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 269 m2**

**Type: Villa**



Avi Aronsen  
0437403829

**\$689,000**

Imagine coming home to a spacious single-level villa with a beautiful backyard. This peaceful retreat is perfect for downsizers, first home buyers, and investors. Nestled in a small complex with just seven other properties, this 9-year-old villa is conveniently located close to all amenities. As you step inside, you are greeted by a formal lounge with air-conditioning and at the other end of the home you have an open plan dining/kitchen/living area. From here, there is easy access to the sunny, north-facing outdoor patio and the fully fenced backyard - a haven for garden and sun lovers, as well as a perfect play space for kids and pets. The sun-drenched master bedroom is a private sanctuary, complete with air-conditioning, a large built-in wardrobe, and an ensuite. Two additional bedrooms offer tranquil views and enjoy the morning sun. The well-appointed kitchen boasts a gas cook-top, ample cupboard space, a breakfast bar, and modern appliances. This villa also offers a single lock-up garage, an additional allocated car space, internal laundry, and NBN connectivity. For families with active kids, a large grassy common area within the complex provides an ideal space to play and explore. Additional features include a large water tank for the gardens, toilets, and a convenient clothesline. This villa is not just a home - it's a lifestyle. A peaceful, low-maintenance and easy lifestyle. Council rates: \$2,483 per annum Strata rates: \$2,500 per annum Rental appraisal: \$580-\$620 per week Year built: 2015 Zoning: R1 Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.