

9 Lamberts Road, Boambee East, NSW 2452

Sold House

Wednesday, 6 September 2023

9 Lamberts Road, Boambee East, NSW 2452

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 1560 m2

Type: House



Charlotte Gray
0266389311

\$810,000

Exciting opportunity to purchase this substantial home on a huge, slightly undulating block of land in a sought-after neighbourhood. Sitting pretty on an expansive 1560m² block the possibilities are endless. The land has subdivision potential (STCA) and includes a back laneway as additional access. Or you could renovate and design a private oasis with the spacious backyard. If you require multi-generational living there is plenty of room for that additional dwelling or rent it out for extra income. This large solid brick home is ready to move in but could do with a refresh so would be great for someone wanting to add their own personal touch. It consists of five bedrooms, a study, a bright modern fully functional kitchen that opens onto the dining room then steps up to the spacious lounge room that has a lovely fireplace to keep you warm in winter. The bedrooms positioned mostly to the front of the house are all of good size while the main has a large walk-in robe, two of the other bedrooms have double wardrobes and a built-in desk. The main bathroom is very generous in size and consists of a large shower and separate bath, toilet, and vanity. The sizeable laundry has the second bathroom situated off it. This makes for handy access when coming in from the yard or beach. The timber panelling throughout the home provides a nice point of difference. For the handy person not only does the house have a double carport it also has a shed out the back that has storage room for extra vehicles, machinery, building supplies plus any toys or hobbies that can be thought of. This property is located in a sought-after family-friendly neighbourhood only minutes to IGA, Toormina Gardens (regional shopping centre which contains specialty shops as well as Woolworths, Coles and Kmart) the ever popular Boambee Primary School, 700m to the bus stop, a five minute drive to Southern Cross University, the Health Campus and Sawtell's pristine beaches and cafe lifestyle. Our vendor is ready to move on and has priced this unique property accordingly. Contact me today as this rare property will not last long! Year Built: 1980 Rates: \$3,362 p.a School catchment: Boambee Public School & Toormina High School