

18 Harvie Drive, Boambee East, NSW 2452



House For Sale

Saturday, 29 June 2024

18 Harvie Drive, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 842 m2

Type: House



Matt France

\$675,000

Set upon a larger 842m² block, this 3-bedroom brick home offers a great opportunity for those looking to jump into the property market, with plenty of scope to add your own taste and flare over time. Internally, the home is in mostly original condition and is ready for some updates, though it has had modernizations to the floor coverings in the kitchen/dining and bathroom previously. The kitchen and living room receive great Northern light throughout the day, with the dining area just off the kitchen also connecting directly to a covered outdoor patio which overlooks the rear yard. The main bathroom has been updated previously from the original and there is a separate laundry with rear yard access to the patio. The rear yard is quite spacious, with plenty of lawned space and room for additional landscaping, a pool and planting. The front yard is also quite large, with a wide frontage which could be utilized for additional car, boat or caravan parking. Just 5 Minutes' drive to Toormina shopping centre and Sawtell Village/Beach, the property is located within a highly convenient pocket of Boambee East with easy access to local schools and amenities as well. For the Investors, homes in this pocket are in high demand with tenants due to its convenience to Toormina and Boambee shopping centre, local schools and Sawtell Village/Beach. For leasing, the home would benefit from a full internal repaint and replacement carpets for the bedrooms. The original tiled flooring in the living room will also require some repairs or could be worth replacing with a low-maintenance vinyl plank. We would estimate the weekly rental return with these items completed to be between \$600-\$620 per week. Council Rates: \$3,224 Per Annum Land Size: 842 m² Zoning: R2 - Low Density Residential Please Note: Virtual Property Styling has been used in some of the images to represent size.