

**25 Bruce King Drive, Boambee East, NSW, 2452**



**House For Sale**

Friday, 25 October 2024

25 Bruce King Drive, Boambee East, NSW, 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Russell Snedden

0402873373

## Low-Maintenance 3 Bedroom Home

Located in a peaceful, family-friendly neighbourhood, this low-maintenance 3-bedroom home offers the ideal opportunity for first home buyers, downsizers and investors after a great long-term investment in this fantastic area of growth.

The light-filled and deceptively spacious design presents a warm, welcoming feel, with fresh carpet and stunning arched windows throughout whilst positioned across from a beautiful reserve.

Features you'll love:

- On entry, the large main living area, with fresh carpet and arch windows
- The kitchen features modern appliances and plenty of bench space and storage, with adjoining dining area.
- Three spacious bedrooms, featuring new carpet, arched windows and large wardrobes in 2 rooms and ceiling fan in main room
- Spacious neat and tidy bathroom with bathtub + separate toilet
- Outdoor undercover alfresco area
- A sunny, low-maintenance, fully fenced and private backyard with beautifully established gardens - enough space for the kids or pets to run around
- Single lock up garage with internal access
- Separate laundry
- Torrens Title home
- Small garden shed for all the outdoor equipment.
- Only 400m to the local IGA + shops
- Level, single-level living for ease and accessibility
- 5-minute drive to Toormina Shopping Centre
- Less than 10-minute drive to Sawtell's beautiful beaches
- Close to schools and public transport

This superb property is ready for immediate occupancy and presents the opportunity to enjoy a low maintenance, central lifestyle, without compromise on size or quality. Call Michelle Olsen now on 0457 469 269 to secure an inspection before its gone.

Rental Estimate: \$560 - \$610 P/W

Rates: Approx \$3,092 P/A

Auction Date: Tues 19 Nov, 5:00pm

Venue: C.ex Woolgoolga

Disclaimer: All information disclosed herein has been provided from sources we believe to be reliable however we cannot guarantee its accuracy. It is respectfully advised that interested parties carry out their own due diligence.