

**29 Boyd Ave, Lemon Tree Passage, NSW, 2319**



**House For Sale**

Wednesday, 14 August 2024

29 Boyd Ave, Lemon Tree Passage, NSW, 2319

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Greg Delahunty

## **GREAT HOME IN A GREAT LOCATION !**

Nestled in a beautiful quiet street in Lemon Tree Passage is this spacious 3 bedroom home.

The home has many features with just some of them large kitchen with plenty of cupboard space, 3 bedrooms, or 2 bedrooms and a study, with the main being double sized "3m x 6.2m", 2 living areas plus dining area and original bathroom and laundry.

Other features inside include "as new" carpet, new split system air conditioner, new hybrid floors while the home has been freshly painted as well.

Outside you have a large covered entertaining area, which overlooks the large back yard, while there is also a large double carport "4.4m x 9.5m" giving you direct access to the back yard.

As discussed the home sits in a fantastic quiet location, and is nestled on a spacious 613m<sup>2</sup> block, while also being only one street back from the local reserve and waters edge, plus the walking track that takes you to lemon Tree Passages Marina.

Inspections are by appointment only, as the property is currently tenanted.

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