

92 Lakes Boulevard, Wooloweyah, NSW 2464



House For Sale

Tuesday, 25 June 2024

92 Lakes Boulevard, Wooloweyah, NSW 2464

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 575 m2

Type: House



Fiona Beamer

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\$1,400,000 - \$1,450,000

Located in one of the most favoured community pockets of the Clarence Coast, this 'typical' handcrafted Wooloweyah home is brimming with charm and personality. Right across from the kid's playground, tennis court and park reserve, the village is known for its wonderful family friendly atmosphere and close connection to nature. Built in the early 1980's by local builders, this is the first time the property has ever come to the market and will suit a variety of buyers looking to get into this tightly held part of the Yamba region. Designed for living over two levels, all three bedrooms are on the top floor where there is fabulous natural light and airflow enhanced using glass louvers. A beautifully finished bathroom services this level and the master bedroom is a sanctuary with views across treetops to the park with its own private bathtub. Bedroom two has a lovely Juliette balcony offering a suntrap for winter mornings. Downstairs, the kitchen has a northerly aspect overlooking the private courtyard connecting with the dining area and sliding glass door to the rear patio. Another bathroom is on this level with separate toilet, as is the laundry and internal entry from the double car garage. The gorgeous living room with open fireplace and room for the piano is a cosy and welcoming space filled with character and charm. There is a door leading straight to the sparkling in-ground swimming pool and further on into the pretty plant filled courtyard, the main entry to the home. Also packed into the 576m² allotment is a double lock-up garage, great sized fully fenced back yard with side gated access, area for growing vegetables and a handy garden shed. As so many locals know and appreciate, possibly the best beach for lazy Sundays and surfing is right on the Wooloweyah doorstep as is one of the most spectacular Springtime walks through the Yuraygir National Park you could ever experience. The Lake Wooloweyah foreshore offers another place to walk and relax to sunsets over the lake. Filled with many timber and stained-glass features, this is one of those older style homes that speak from the heart. If you are in the market for a gorgeous unique home where coastal lifestyle is your first priority contact Fiona Beamer to make your viewing appointment or attend one of our scheduled Open Homes. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters