

# 3/204 Linden Avenue, Boambee East, NSW 2452

## Townhouse For Sale

Wednesday, 10 July 2024

3/204 Linden Avenue, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Sean Campbell  
0266525833

**\$570,000 - \$600,000**

Discover the perfect blend of comfort, convenience, and investment potential with this charming 3-bedroom, 1-bathroom townhouse located in the heart of Boambee East. This well-maintained property boasts a range of features designed to appeal to both homeowners and investors alike. Upon entering, you'll find a spacious and inviting living area that flows seamlessly into a neat and tidy kitchen, perfect for daily living and entertaining. The townhouse includes a second toilet downstairs for added convenience, making it ideal for families or guests. Each of the three bedrooms offers ample space and natural light, ensuring a comfortable and relaxed living environment. Step outside to a small, fully fenced courtyard, providing a private outdoor space for relaxation, gardening, or enjoying a morning coffee. This low-maintenance area is perfect for those with busy lifestyles. Currently tenanted, this property offers a solid investment opportunity with immediate rental income. Alternatively, it serves as an excellent choice for first-time homebuyers looking for a ready-to-move-in home with no major renovations required. Location is key, and this townhouse delivers on all fronts. It is within walking distance to the Boambee East Shopping Village, ensuring that everyday essentials are just a short stroll away. For more extensive shopping needs, the Toormina Gardens shopping centre is only a short drive away. The property is also conveniently situated approximately 5 minutes from the vibrant Sawtell area, known for its boutique shopping, cafes, and restaurants, offering a variety of dining and leisure options. Families will appreciate the proximity to local schools, making daily commutes easy and stress-free. Additionally, the property is just a 5-minute drive from the Coffs Harbour CBD, providing quick access to a range of services, employment opportunities, and entertainment options. Don't miss out on this exceptional opportunity to secure a versatile and attractive property in a highly sought-after location. Whether you're looking for a lucrative investment or a welcoming first home, this Boambee East townhouse has it all. Contact us today to arrange a viewing and see for yourself the many benefits this property has to offer! Council Rates: \$2499 per annum Strata Fees: \$4247.20 per annum