

Unit 2/100 Linden Ave, Boambee East, NSW 2452



Villa For Sale

Tuesday, 16 January 2024

Unit 2/100 Linden Ave, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



Craig Webber

\$595,000-\$645,000

Positioned in the popular suburb of Boambee is this delightful free standing great condition villa. This home is one that would be ideal for the first home buyer or investor looking for an easy care and low maintenance home. This villa consists of a good open plan design with three bedrooms, one bathroom and a single lock up garage. Positioned at the rear of the complex of only four villas. There is a good sized deck off the living area for entertaining or relaxing. There is a small fenced yard, perfect for the vegetable garden or pets. Offering very easy care and low maintenance this is the perfect starting out or slowing down villa. The villa is currently tenanted with great tenants at \$570 pw. There is a lease in place until August 2024. With neat and tidy quality tenants advising they are happy to stay. (There would be future potential to increase the rental return to approx \$600 per week) With quality property in this great location becoming much harder to find. Don't delay, this is a great villa. Please call Craig Webber 0412 496 245 to arrange your inspection. Please note: temporary photography. * PERFECT FIRST HOME.* PERFECT RETIREMENT HOME.* PRIVATE POSITION.* EASY CARE YARD.* BETTER THAN RENT. All information contained herein has been supplied to us or has been gathered together from sources we consider reliable. Whilst every care has been taken in obtaining and gathering the information, we give no warranty or guarantee to the accuracy of the information. We encourage all interested parties that they should rely on their own investigations and research directly information in relation to this property. All distances and drive times are as per Google Maps. Property Code: 285