

# 1/15 Sunbird Crescent, Boambee East, NSW 2452

NOLAN PARTNERS

## Villa For Sale

Sunday, 23 June 2024

1/15 Sunbird Crescent, Boambee East, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 223 m2

Type: Villa



Craig Gardner  
0266500655

**\$629,000**

This charming three-bedroom villa, located in one of Boambee East's premiere streets, offers the perfect blend of convenience and location. Close to shops, schools, and sporting fields, it's also just five minutes away from pristine beaches and Sawtell's tree-lined café culture. The villa boasts sun-drenched living and kitchen areas, a fully renovated bathroom with separate toilet and internal access from an oversized single garage. The kitchen enjoys generous bench space and storage, making meal preparation a breeze and all bedrooms feature built-in wardrobes for added convenience while an enclosed paved outdoor area, large enough for the BBQ, adds to the villa's appeal. Situated in a complex of only two with self-managed strata, this villa represents exceptional value for downsizers, first home buyers, or astute investors, with an estimated rental return of \$580 per week. Additional features include air conditioning, ceiling fans, fresh paint, and a wonderful northerly aspect. With nothing left to do except unpack and enjoy, your early inspection is highly recommended. Council Rates: \$2,759 pa (approx.) Strata Fees: \$1,200 pa (approx.) Land Size: 223 sqm (approx.) Zoning: R2 Age: 34 years