

22 Worland Drive, Boambee East, NSW, 2452

CENTURY 21.
Coffs Coast

House For Sale

Saturday, 7 December 2024

22 Worland Drive, Boambee East, NSW, 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jarrod Medway
0478101939

Modern Family Living in Idyllic Boambee East

Discover the perfect blend of comfort, style, and functionality in this stunning family home, nestled in the highly sought-after community of Boambee East. Designed with modern living in mind, this residence offers everything you need for a relaxed and convenient lifestyle.

Key Features:

- **Spacious Living:** Featuring four generously sized bedrooms, this home ensures plenty of room for everyone. The master suite is a private retreat with an ensuite, while the remaining bedrooms are well-appointed and serviced by a sleek, modern bathroom.
- **Open-Plan Design:** The heart of the home boasts multiple open-plan living areas, where a contemporary kitchen seamlessly flows into the dining and lounge spaces. Perfect for entertaining guests or enjoying quality family time.
- **Comfort All Year Round:** Stay cool in summer and warm in winter with air conditioning, ensuring year-round comfort for your family.
- **Eco-Friendly Living:** A 7.4 kW solar power system helps you save on energy costs while reducing your carbon footprint—perfect for the environmentally conscious homeowner.
- **Outdoor Living:** The low-maintenance yard offers the perfect space for outdoor activities, gardening, or simply relaxing in the fresh air.

Additional Features:

- Double garage with ample space for parking and storage.
- Positioned on a generous 700m² (approx.) block in a peaceful and established neighbourhood.
- Built in 2000 by Cavalier Homes, ensuring quality craftsmanship.
- Conveniently located close to schools, parks, shopping, and all essential amenities.

Why You'll Love Living Here:

Boambee East is renowned for its family-friendly vibe and peaceful atmosphere, offering a perfect balance of modern convenience and natural beauty. Whether you're relaxing at home, exploring nearby parks, or enjoying the close proximity to schools and shops, this location has it all.

❓❓ Rates: Approx. \$3,456.00 per year.

❓❓ Rent Forecast: \$780–\$800 per week, offering a fantastic investment opportunity.

❓❓ Land Size: 700m² (approx.).

Don't miss this opportunity to own a home that truly has it all. Contact us today to arrange a private viewing and see for yourself why this property is the perfect place to call home!