

**23 Lindsays Road, Boambee, NSW 2450**

**McGrath**

**House For Sale**

Tuesday, 7 January 2025

23 Lindsays Road, Boambee, NSW 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 777 m2**

**Type: House**



Shayne Long  
0438219375

**\$799,000**

Nestled in the highly sought-after suburb of Boambee, this charming home offers the perfect balance of rural tranquility and convenience. Just a short drive from pristine beaches and scenic estuaries, it provides a peaceful retreat without compromising on location. Situated directly opposite the highly regarded Boambee Public School, this property presents a rare opportunity to secure a home in a tightly held area. The level block, with side access to a fully fenced rear yard, creates an ideal space for families and pets to enjoy. North-facing aspect of the home ensures it is bathed in year-round sunlight, while also catching refreshing cool breezes. Striking timber flooring throughout the living areas and bedrooms combines durability with practicality. Three bright and airy bedrooms, each with built-in robes, offer plenty of natural light. The master bedroom enjoys the added convenience of direct access to the two-way bathroom. With three separate living areas, the home provides ample space and comfort for larger families. A spacious laundry offers generous storage and includes the added convenience of a second W/C. The level 778m<sup>2</sup> block provides easy access to a fully fenced rear yard, ideal for family activities. Vehicle storage is well catered for with a double carport and a single car garage located within the rear yard. Recent upgrades include a new Colorbond roof and an energy-efficient solar hot water system.