

# 36 Boobook Court, Bodalla, NSW, 2545

## House For Sale

Wednesday, 15 January 2025



36 Boobook Court, Bodalla, NSW, 2545

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Ben Bate

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## **Boobook Court**

Nestled into an established garden to create privacy, this 4 bedroom house with freestanding studio is an oasis waiting for a new owner to call it home.

Hard wood timber floors through out the spacious living, dining, kitchen and family room with new carpet in the bedrooms create a servicable, practical home perfect for families or those who just want an easy care home.

The large main bedroom opens onto the deck area and features a spacious walk in robe and ensuite, the other 3 bedrooms are located at the other end of the house, all have built in robes and ceiling fans and open on to a family room creating a separate wing for the kids or guests. There's also a wood heater and reverse cycle air conditioning.

The spacious entertaining sized deck leads on to a grassy area and has a peaceful outlook to the trees beyond. There is also an enclosed conservatory style garden room/artists studio for the creatives and an enclosed yard for the chooks. The garage has been converted to a studio and there is a large double carport big enough for the boat or caravan.

Sitting on 2.7 acres with an intermittent creek, town water plus 3 rain water tanks this property is a lovely hideaway not far from the beach.

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations...