

**5 Elderberry Way, Boambee East, NSW 2452**

**McGrath**

**House For Sale**

Tuesday, 7 January 2025

5 Elderberry Way, Boambee East, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 256 m2**

**Type: House**



Rebecca Harrington  
0404656492

**\$600,000 - \$640,000**

Presenting this charming three-bedroom, one-bathroom home, ideally located on a level 256.5sqm land parcel. This delightful property offers a low-maintenance lifestyle, making it perfect for downsizers, first-time homebuyers, or astute investors. It's conveniently situated just a short distance from Boambee Shopping Centre, public transport, and the beautiful Sawtell Village and beaches- Open plan kitchen, living and dining areas flow out to level grassed yard- Abundance of natural light with air-conditioning for all year round comfort- Three bedrooms all offering built in robes, main bathroom with separate toilet- Single garage with internal access, a short drive to Boambee Village Shopping Centre- Community BBQ area and visitor parking available within walking distance- Ideal opportunity for downsizers, first home buyers and investors alike.- Close proximity to Boambee Village Shopping Centre, Schools and public transport- Approx. 8 min drive to Sawtell Village, cafes, restaurants and pristine beaches- Approx. 8 min drive to Coffs Harbour Airport and 13 min to Coffs Harbour CBD