

**SOLD**

### 3 BEDDER - ROOM FOR CARAVAN OR BOAT

Positioned on elevated 704 m<sup>2</sup> block, this wonderful 3 bedroom home offers open-plan living spaces incorporating a versatile floor plan that will suit a variety of family types with plenty of room for everyone to entertain and relax.

The heart of the Home is a three-way Kitchen with a pullout pantry fitted with all electric appliances including an induction cooktop and plenty of storage. This space is designed for the culinary enthusiast. The open-plan layout seamlessly connects the kitchen to the dining area fostering an environment perfect for entertaining all the family.

The living area is generous is bathed in natural light. It also has direct access onto the north facing balcony to enjoy a coffee or just time to relax and read your favourite book.

The second living space is at the rear of the property and opens out to an outdoor covered entertaining area overlooking level backyard.

The master bedroom is large and features a split system air-conditioner and ceiling fan. The second and third bedroom are both generous and have built-ins.

The main bathroom features a skylight, bath tub and shower also there is a second bathroom that features an ensuite that's combined with the laundry.

So many features - kitchen sink water filtration system, approximately 3 kw solar system, Concrete pad for a caravan or boat, Large double garage with storage, plenty of room to put in a swimming pool in the backyard, fully fenced yard for pets, close driving distance to Sawtell Village and the beautiful beaches as well as Boambée IGA and Toormina shops.

Call Cheryl Donaldson today for your private inspection on 0466 037 468

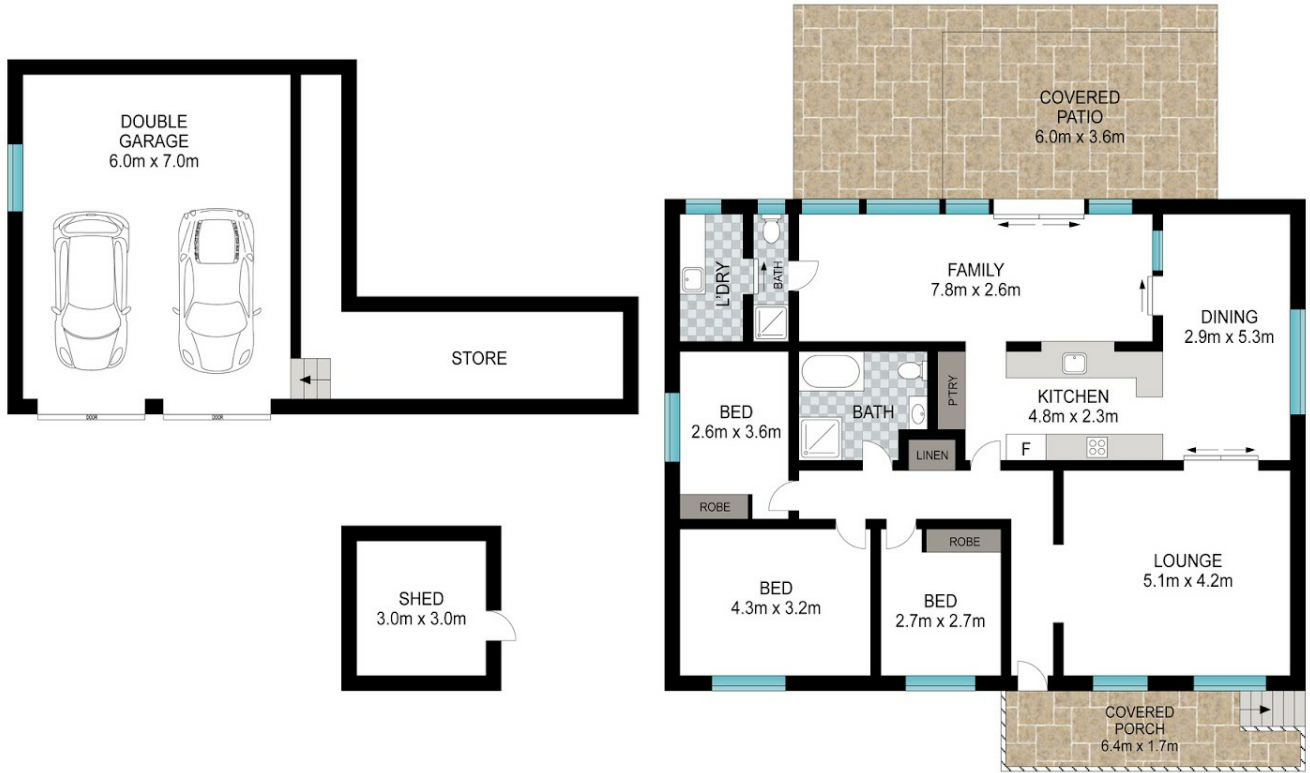
3 BED | 2 BATH | 2 CAR

PRICE:  
\$775,000

OPEN FOR INSPECTION:  
N/A



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 210 m<sup>2</sup>  
EXT: 48 m<sup>2</sup>



56 Linden Ave, Boambee East



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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