

FOR SALE

1,573M² WITH CREEK ACCESS AND ROOM FOR ALL THE TOYS

Tucked away in a peaceful coastal pocket, 63 Boronia Drive in Poona offers a relaxed lifestyle in a seaside community that is quickly gaining attention.

Set on a generous 1,573m² allotment, well above the typical town block size, this property stands out for both its space and its position. A walkway leads you down to the creek, giving you easy access for fishing, crabbing, or simply enjoying the water just moments from your backyard.

The home has been meticulously maintained and presents neat, tidy, and ready to move in. With living zones across both levels, it offers flexibility for families, guests, or those wanting separation of space.

- Three bedroom layout including two comfortable bedrooms and a smaller third room
 - Well presented main bathroom downstairs plus an additional toilet upstairs
 - Functional kitchen upstairs featuring Smeg appliances
 - Spacious upstairs living area flowing out to the deck
 - Second living area downstairs creating excellent separation
 - Multiple indoor and outdoor living zones including upstairs deck and downstairs patio
 - Internal floating staircase plus external access
 - Air conditioning to the main upstairs living area with ceiling fans throughout
 - Established fruit trees and well maintained grounds
 - Large 1,500m² block offering space rarely found in town
 - Concrete driveway leading down to the large shed
 - Impressive 11m x 9m shed with two roller doors including high clearance for a boat or caravan
- Positioned within a short stroll to the local café, boat ramp, and Poona Community Hall, this is a location that balances lifestyle and convenience.

Properties with this level of space, presentation, and access to the water are becoming harder to secure in Poona. If you are chasing a well cared for home with room to move and a true coastal feel, this is one worth your inspection.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or

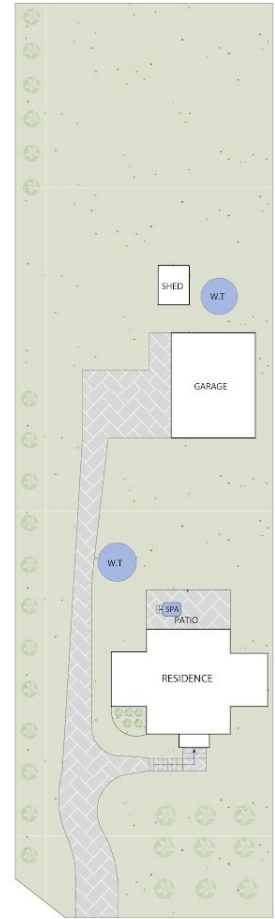
3 BED | 1 BATH | 3 CAR

PRICE:
\$870,000

OPEN FOR INSPECTION:
N/A



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TOTAL APPROX. FLOOR AREA 165 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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