



11 Worland Drive BOAMBEE EAST, NSW

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**"Don't Miss This One!!!"**

This spacious 3 bedroom home is ideal for first home buyers or investors! Surrounded by quality homes, it is located in a sought after area of Boambee East. It features 3 bedrooms with ceiling fans, 2 way bathroom, 2 w/c's, L shaped lounge & dining area with reverse cycle air conditioning, floating timber floors, repainted throughout and a huge rumpus/sunroom at the rear. There is also a generous deck overlooking the fully fenced rear yard and remote single lockup garage. Situated only a short drive to beaches, shops and schools, inspection is a must.

**Price:** \$380,000



**Luke Wenban**

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# 11 Worland Drive, Boambee East

Living Area: 133m<sup>2</sup>  
Garage: 21m<sup>2</sup>  
Total area: 154m<sup>2</sup>



florent & munday



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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