



17/259 Linden Avenue Boambee East, NSW

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### Lovely freestanding villa

Tucked away toward the rear of a whisper quiet boutique complex and situated in a prime location central to all your needs. This single level, free standing villa home is an ideal retirement option, investment or first home buying opportunity. Nestled in a community titled complex where there is a focus on quiet hassle free living, the grounds are beautifully maintained and a pleasant outlook over Spoonbill Lake can be enjoyed plus public transport running past your front door ensures your independence will remain yours. Note this is not an over 55's complex, anyone can reside here.

Council rates \$729.50pp approx

Community Title Rates \$400pp approx.

- Freestanding and generous 3 bedroom villa
- All bedrooms have built in wardrobes
- Open plan living area with air conditioning
- Internal access from single remote lock up garage
- Generous enclosed and secure sunroom
- Covered and paved outdoor patio area

**Price:** \$565,000

**Council Rates:** \$729.50 p/q



**Yvette Ward**

0403 602 544

17/259 Linden Avenue  
Toormina NSW 2452



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.