



13 Noreena Place Boambee East, NSW

3 2 1

### Little Ripper

Nestled within the tranquillity of a serene cul-de-sac, discover this charming haven boasting an expansive three-bedroom layout. Step inside to find generously proportioned bedrooms, each adorned with built-in robes to effortlessly accommodate your storage needs. The master bedroom offers its own ensuite, ensuring both comfort and convenience.

A sense of openness fills the residence, with a sprawling open-plan living area that seamlessly integrates the living, dining, and kitchen areas, giving a warm ambience perfect for everyday living and entertaining.

Indulge in the luxury of a full bathroom complete with a separate toilet, offering practicality and privacy for residents and guests alike. Outside, a vast fenced backyard awaits, providing ample space for outdoor activities, gardening, or simply unwinding.

Completing the picture of convenience is a single lockup garage, providing secure parking and additional. Embrace the comfort of this spacious home and level living, in a great location close to all amenities.

Council Rates: \$726.50pq approx

**Price:** \$630,000-\$650,000

**Council Rates:** \$726.50 p/q



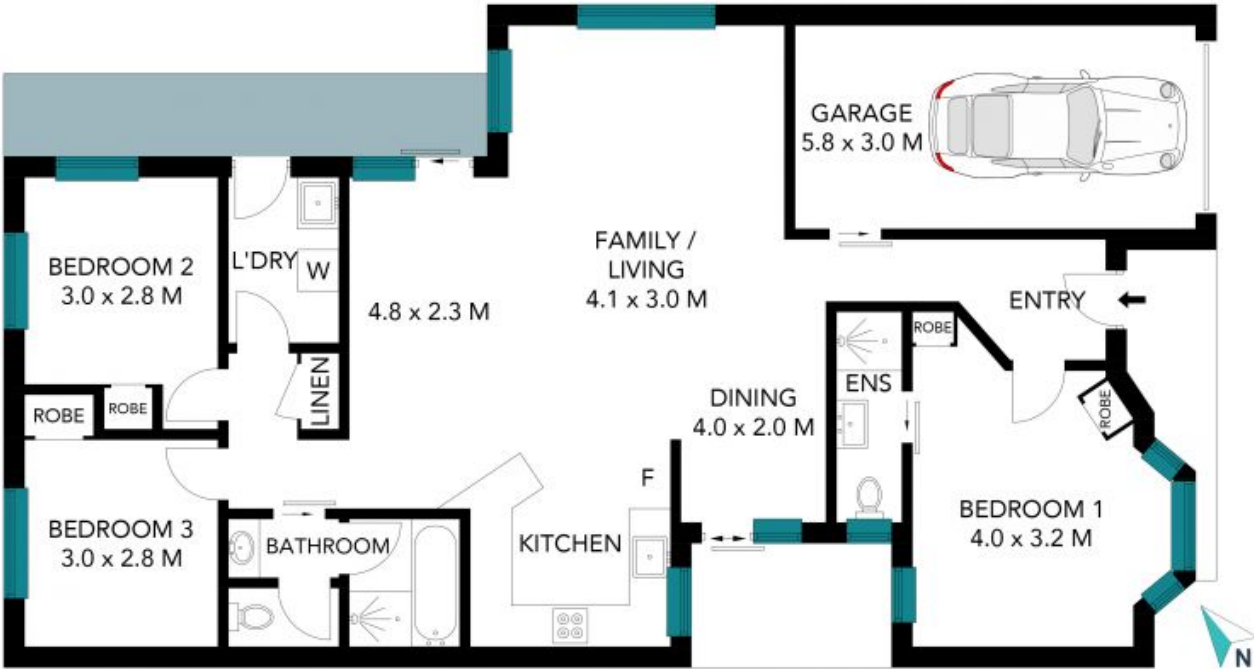
**Yvette Ward**

0403 602 544



13 Noreena Place,  
**Boambee East**

STONE



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.