



3 Avon Rise North Boambee Valley, NSW

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Elegant Family Living

Nestled in an elevated position in the highly regarded Lakes Estate, this beautifully crafted residence offers refined family living with sweeping 180 degree views out to the mountains. Designed with lifestyle in mind, this home combines sophistication, space, and flexibility across multiple thoughtfully planned levels.

On the lower level, a fourth bedroom with its' own private deck and third bathroom create the ideal space for guests, teenagers, or those working from home, offering both privacy and practicality....

Other highlights include a remote double garage, plenty of level parking, established gardens and stone retaining walls all on a large block. Located only minutes to schools, Coffs Harbour Airport, major shopping centres and hospital, this is a home that places everything at your fingertips....

Homes in this tightly held estate are rarely offered and always in demand. Don't miss your opportunity to secure a premium lifestyle in one of North Boambee Valley's most desirable addresses....

Price: \$1,170,000

Council Rates: \$896.00 p/q



Luke Wenban

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GROUND FLOOR



FIRST FLOOR



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.