



22 Sunrise Drive Boambee East, NSW



Charming Family Home with Versatile Studio & Mountain Views

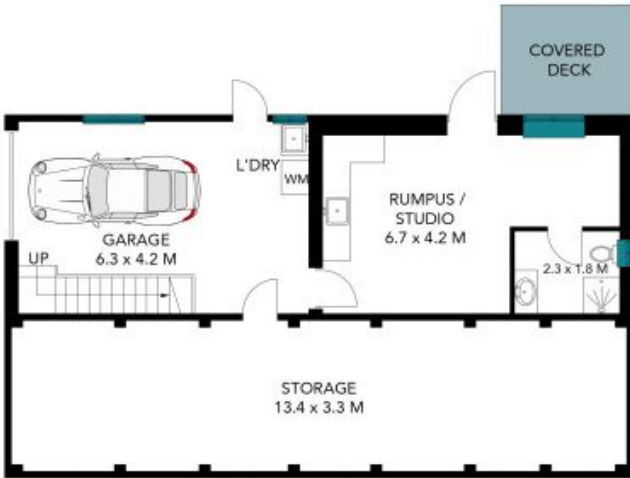
Lovely 3-bedroom home with versatile downstairs studio, ideal as a teenage retreat or income-producing space. Featuring a single remote garage with internal access plus extra off-street parking. Inside, enjoy stunning timber flooring and air conditioning in the living areas, while the generous bedrooms are all fitted with ceiling fans for year-round comfort. Step outside to a fantastic full-length covered rear deck, perfectly positioned to take in the north-facing mountain views. All of this is set in a great location in Boambee, close to local amenities and lifestyle conveniences.

Price: \$825,000
Council Rates: \$857.00 p/q



Yvette Ward
0403 602 544

22 Sunrise Drive
Boambee East, NSW 2452



Lower Floor



Upper Floor

INTERNAL : 196.9 m²
EXTERNAL : 49.0 m²



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.