



Well-Presented, Well-Located, and Highly Sought After.



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## 35 Sheraton Circuit, Bomaderry

### New to Market

Located in a desirable and family-friendly part of Bomaderry, 35 Sheraton Circuit presents a spacious and well-maintained home set on a generous 827sqm (approx.) block.

This brick and Colorbond residence offers four carpeted bedrooms, all with built-in robes, including the master with ceiling fan. The home is serviced by two bathrooms, including a convenient two-way design with shower and bath. The well-designed layout provides multiple living areas, with tiled and vinyl flooring for easy maintenance.

The kitchen is equipped with 600mm appliances and flows to the dining and lounge rooms, each fitted with split-system air-conditioning for year-round comfort. Outdoors, an expansive undercover entertainment area overlooks the fully fenced backyard, complete with two garden sheds.

Practicality is a standout, with a double garage, an impressive 3.85m wide side access with double gates – ideal for securely parking a boat, caravan, or trailer – and ample storage options throughout.

Currently leased to quality tenants at \$650 per week, this property also offers an immediate rental return, making it an attractive option for investors as well as families and first-home buyers.

Property ID:	L19673596
Property Type:	House
Garages:	2
Land Area:	828.0 sqm

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Perfectly positioned close to schools, the shopping centre, public transport and train services, this home is just 10 minutes (approx.) from Berry and 15 minutes (approx.) from Seven Mile Beach. Offering comfort and lifestyle in equal measure, this home is a rare opportunity in a sought-after location.

To arrange a private viewing please contact:

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