Raine&Horne.

Charming Two-Bedroom Villa in the Heart of Bomaderry

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5/3 Ettrick Close, Bomaderry

Sold for $520,000 (Jun 12, 2024)

Discover the ideal blend of comfort and convenience in this delightful two-bedroom, one-bathroom unit, perfectly situated close to local amenities in the tranquil community of Bomaderry. This home is conveniently near essential shops, respected schools, and efficient public transport facilities. Plus, it's just a short drive away from local beaches, Berry & Kangaroo Valley!

Inside, the master bedroom provides a peaceful retreat, featuring plush carpeting, a spacious double built-in robe, and a ceiling fan for comfort. The versatile second bedroom, with carpet and a ceiling fan, can be used as a guest room or study. Ample storage is provided throughout the home, including a linen cupboard located near the well-equipped bathroom with a bath and shower combo, single vanity, and toilet.

The living heart of the unit is the open plan living and kitchen area, accentuated by a striking brick feature wall. This space is outfitted with a split-system air conditioning unit and modern timber lino flooring, ensuring comfort throughout the year. The kitchen is updated with a new 600mm convection cooktop and electric oven, tiled flooring, and convenient access directly to the laundry.

Venture outside to the newly added back deck, where privacy is paramount. Surrounded by lush planter-boxes filled with Tiger Grass and backed by a serene bush landscape, this

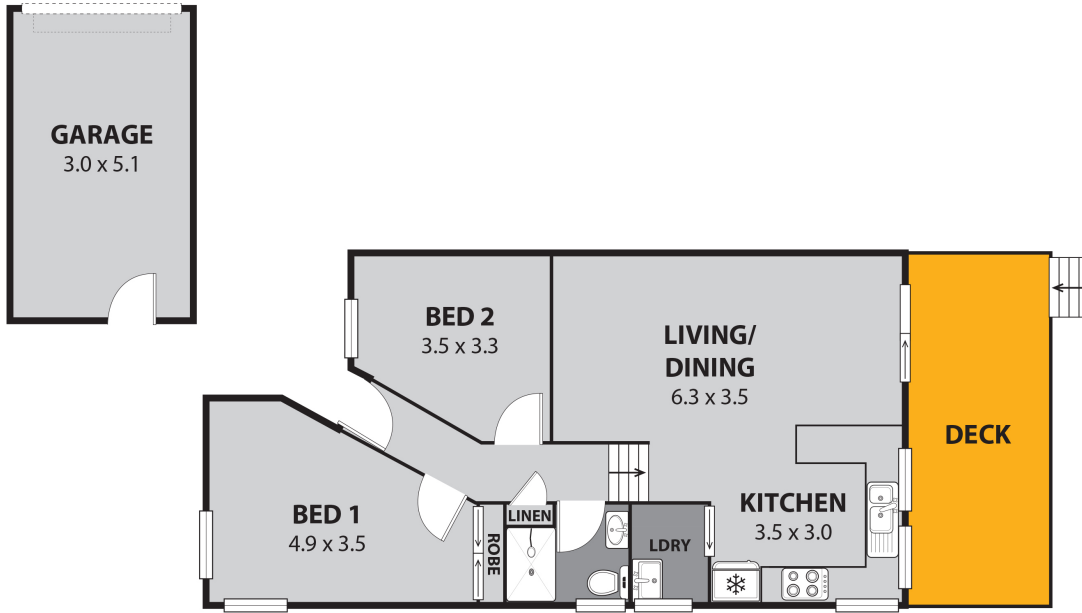|	
Property ID:	L27666750
Property Type:	Unit
Garages:	1

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secluded deck offers a private oasis, ideal for unwinding or entertaining in peace. The north-facing aspect ensures the area is light-filled and inviting, enhancing the sense of seclusion and tranquility.

At 5/3 Ettrick Close, embrace a lifestyle of peace and privacy with all the benefits of urban living. This unit is an excellent opportunity for those seeking a quiet, private, and convenient home. Contract Ryan Rigg or Jacqui Crapp on 0428 838 097 to schedule a private viewing.

GARAGE
3.0 x 5.1

BED 2
3.5 x 3.3

**LIVING/
DINING**
6.3 x 3.5

DECK

BED 1
4.9 x 3.5

ROBE

LINEN

LDRY

KITCHEN
3.5 x 3.0