

1 Colac Tce, North Boambee Valley, NSW 2450

Price Guide \$1.25 million

House 4  2  2 



## Relaxed spacious lakeside living

Tucked away in the tranquil and tightly held Lakes Estate, this great single level home delivers the perfect balance of comfort, style and everyday practicality. Whether you're a growing family or a downsizer unwilling to sacrifice space, this welcoming home offers room to relax, entertain and simply enjoy life. The front patio captures a calming outlook over the estate - the perfect spot to start your morning with a quiet cup of tea.

**Open for Inspection**

By Appointment.

Set on a generous 777.6m2 block, the home is beautifully presented and cleverly designed for easy-care living, with direct access to the estate's much-loved lakeside walking paths. Upon entry, the home opens up to reveal an impressively spacious interior, culminating in the standout Queensland room - a superb all-weather space destined for year-round gatherings with family and friends.

Inside, you are welcomed into a single-level, family-friendly floor plan. The expansive open-plan living, dining and kitchen zone flows seamlessly to the Queensland room, creating one large, versatile hub for everyday living and effortless entertaining. The kitchen is surprisingly oversized, offering abundant bench space and storage to please the keen home cook.

A separate media room at the front of the home provides valuable flexibility - perfect as a second lounge, TV room, playroom or quiet retreat. Accommodation includes four generous bedrooms, headlined by a huge master suite complete with an oversized walk-in robe and private ensuite. Ducted, zoned air conditioning and new window coverings further enhance the home's comfort and quality.

Outdoors, the backyard is designed for low-maintenance enjoyment, with established landscaping and plenty of space for kids' games, basketball, handball or evenings around a fire pit. A large rear shed offers endless possibilities - keep it as a workshop or "man cave," or use it as extra storage for garden tools, toys or weekend adventure gear. A water tank conveniently provides for toilets and outdoor taps, and solar hot water is connected.

Just minutes from quality schools, major shopping and Coffs Harbour's city centre, 1 Colac Terrace promises a lifestyle of comfort, convenience and serenity in one of the area's most sought-after enclaves. This is modern living made easy - peaceful, practical and connected to everything that matters.

Land size 777.6m2  
Council rates \$3,692 pa  
Zoning: R2 residential

### Listed By

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