


3/42 De Castella Dr, Boambee East, NSW 2452

Price Guide \$679,000

Villa 3  1 



## Easy living in a peaceful setting

Set within a quiet, well-maintained complex, this spacious two-storey property offers a practical layout designed to maximise space, light and functionality. Perfect for families, downsizers or investors, it presents an excellent opportunity for a low-maintenance lifestyle in a convenient location.

### Open for Inspection

Wed, 04 Feb 2026 - 12:00 PM to 12:30 PM  
Sat, 07 Feb 2026 - 11:00 AM to 11:30 AM

The upper level of the home features three well-proportioned bedrooms, all with built-in robes, serviced by a central bathroom with separate WC. The kitchen and dining area are open and well-connected, creating a functional space for everyday meals and entertaining, while the generous living room provides a comfortable area to relax. A wide verandah extends the living space outdoors - ideal for morning coffee, entertaining friends or simply enjoying the fresh coastal air.

Downstairs, a single lock-up garage with adjoining storage adds practicality, complemented by the internal laundry upstairs and the ample storage throughout the home.

Located in popular Boambee East, you're just minutes from local shops, schools, and transport, with Sawtell's beaches, cafés and coastal attractions only a short drive away. With its combination of space, position and low-maintenance ease, this property offers lifestyle, value and convenience for a broad range of buyers.

Council rates: \$2,722pa (approx.)

Strata rates: \$4,256 (approx.)

Rental appraisal: \$550-\$570 per week (approx.)

Disclaimer: Note: some images in this listing have been virtually staged and items used in these images are for illustrative purposes only. Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.

### Listed By

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