



40 Yeovil Drive, Bomaderry

## Your Home on Yeovil

Nestled in a quiet and well-established neighbourhood of Bomaderry, this solid brick home offers comfort, space, and lifestyle appeal for first home buyers, downsizers, or the savvy investor.

Boasting three bedrooms—two with built-in robes—this residence is thoughtfully designed for practical living. The central kitchen and dining area flow seamlessly into two generous living spaces, providing flexibility for family life or entertaining.

Step outside and enjoy the lush front and rear gardens, ideal for those with a green thumb or anyone seeking a peaceful outdoor retreat. The single-car garage adds convenience, while the tranquil setting enhances the home's appeal.

Additional property features &ndash;

- Split system air-conditioning
- Aluminium garden shed
- Covered alfresco area
- Designated BBQ space
- R2 zoning &ndash; low density residential

Located just minutes from schools, sporting facilities, shops, and transport, this property presents a fantastic opportunity to secure a home with solid foundations and endless potential.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**FOR SALE**  
AUCTION

### AGENTS

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### AGENCY

LJ Hooker Nowra  
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LJ Hooker

Don't miss your chance to make this home your own!

## MORE DETAILS

Property ID	6AMHSD
Property Type	House
Land Area	584 m2
Including	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

**Scott Lummas 0407 376 037**

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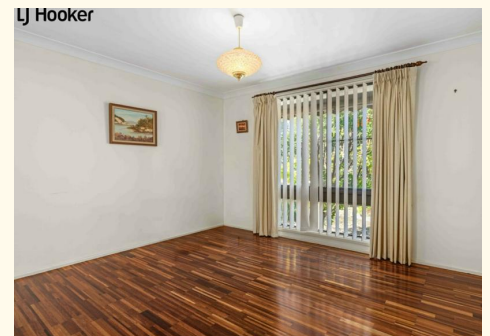
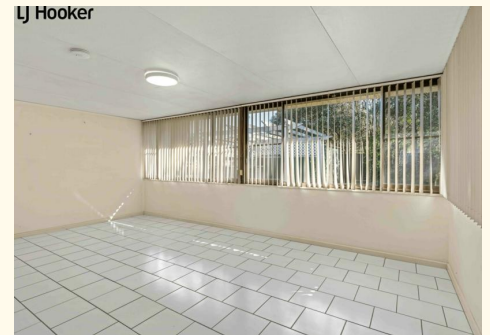
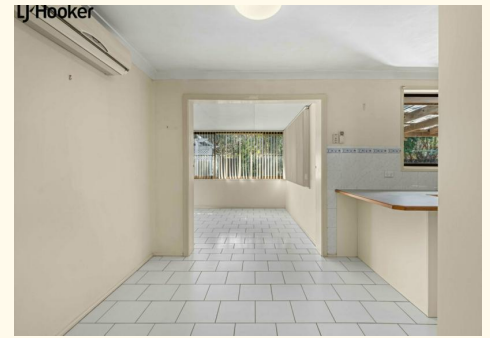
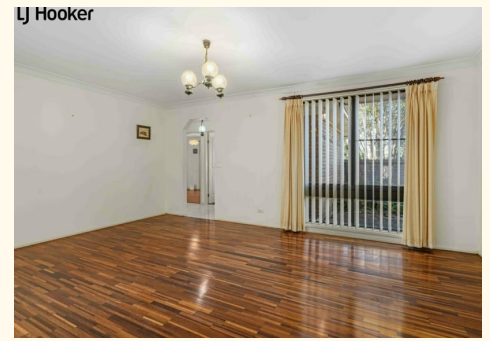
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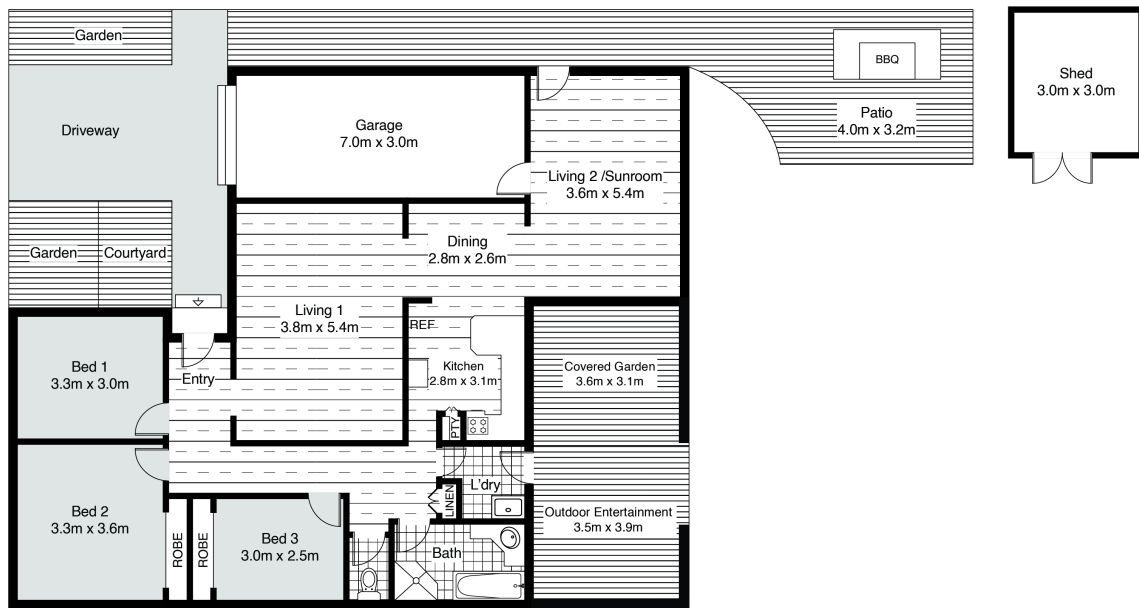
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All attempts have been made to ensure the accuracy of this floor plan.  
 All measurements of doors, windows, opening direction, room measurements are approximate  
 and no responsibility is taken for any error, omission or misstatement this plan is for display purposes only and not to scale.  
 The total floor area is not a guarantee. Should be used as an approximation and not be used on the basis of valuation.

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