

**1/11 Eighth Avenue, Sawtell, NSW 2452**

**McGrath**

**Sold Villa**

Saturday, 24 February 2024

1/11 Eighth Avenue, Sawtell, NSW 2452

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Rebecca Harrington  
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**\$895,000**

Enjoy level accessibility at a premier address within a boutique complex of just two. This wonderful villa offers a light and bright spacious floor plan with beautiful, raked ceilings, two bathrooms and two private courtyard areas. Ideally situated within a few short minutes level walk to Sawtell Village cafes, restaurants and pristine beaches.- Sought after central village location, a short level stroll to all Sawtell amenities- Generous kitchen, ample bench space, wall mounted electric oven- Open plan kitchen, living and dining areas, front and rear sunroom- Two generously sized bedrooms featuring built-in wardrobes, fans- Elegant raked ceilings showcasing high ceilings and exposed beams- Expansive courtyard areas with both front and side gate access- Single lock-up remote garage with internal access, self-managed strata set-up- Ideal for retirees, holidaymakers, first home buyers, or investors- Current tenancy in place with a weekly rental of income of \$540 per week- Convenient short level walk to Sawtell village, cafes, restaurants, schools and beaches