

# 1 Mirroola Crescent, Toormina, NSW 2452

## House For Sale

Saturday, 9 December 2023



1 Mirroola Crescent, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1063 m2**

**Type: House**



Kim McGinty  
0432953796



Chris Hines

**\$839,000**

Nestled on a generous 1063 square meter lot in the coveted neighbourhood of Toormina, this 3 or 4 bedroom home presents an irresistible opportunity for those seeking a move-in ready home with the bonus of extras such as inground swimming pool, side access and large shedding at the rear. Immaculately repainted throughout and adorned with new carpets and vinyl flooring, this residence requires nothing more than your presence to be enjoyed to the fullest. Step into the open plan living area, seamlessly transitioning into the kitchen (renovated in April 2023) that may not be large in size but certainly offers everything you need to create culinary masterpieces. Prepare meals with ease and delight in the thoughtfully designed layout that maximizes efficiency. At the rear of the home, a sunroom awaits, leading to the laundry and an additional utility room. This multi-functional space is ideal for a fourth bedroom, an extra living area, or even a dedicated workspace for those who work from home. The possibilities are endless, allowing you to tailor the space to suit your unique lifestyle. The three freshly carpeted bedrooms are tucked away at the opposite end of the home, providing privacy and tranquillity. Each bedroom is equipped with robes, ensuring ample storage for all your belongings. The renovated bathroom has been thoughtfully designed to a disability standard, eliminating trip hazards and prioritizing safety and accessibility. However, the true highlight of this property lies in the sparkling in-ground pool. With views from both the kitchen window and the sunroom, it becomes an ideal oasis for families to relax and create lasting memories. Imagine cooling off on hot summer days or hosting poolside gatherings with loved ones. The large backyard offers side access to a single garage-sized shed, providing ample space for storage or hobbies. There is still plenty of room for a trampoline, swingset, or the possibility of adding a granny flat. Additionally, a spacious carport runs alongside the home, accommodating vehicles and all the toys that come with them. In conclusion, this value for money home in Toormina offers a turnkey solution for those yearning for a place to call their own. With its fresh interior, functional layout, captivating pool, and abundant outdoor space, it presents an idyllic retreat for families and individuals alike. Embrace the opportunity to make this dream home a reality.

Features Mitsubishi Air Conditioner Ceiling Fans Westinghouse Electric Cooktop Westinghouse Electric Oven Miele Dishwasher Soft Close Cupboards and Drawers Gas Bayonet in Loungeroom Disability Friendly Bathroom 6 x 3m Shed Inground Saltwater Pool Water Tank with Pump

URL: [www.unre.com.au/mir1](http://www.unre.com.au/mir1)

LAND SIZE: 1063 sqm RATES: \$3,145 pa (approx) BUILT: 1988

Whilst every care has been taken in respect of the information contained herein no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries.