

10 Bower Crescent, Toormina, NSW 2452

House For Sale

Tuesday, 21 May 2024

10 Bower Crescent, Toormina, NSW 2452

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 653 m2

Type: House



Barry France
0407301404



Matt France

\$725,000

Positioned in an exceptionally convenient pocket of Toormina, this home is perfectly suited to both families and downsizers alike, offering close access into Sawtell's Village & Beaches, while only 5 minutes' drive to Toormina Shopping Centre and a variety of local schools. The attractive kitchen has enjoyed a full renovation, featuring quality appliances, ample storage and a large island bench that doubles as a breakfast bar. From the kitchen you enjoy direct vision to the backyard, great for those with young ones, and offers connection to the covered outdoor entertainment area. The open plan design connects the kitchen to the living area well. The updated vinyl plank flooring feels great underfoot and combines with the modern LED lighting and an internal repaint to offer a very inviting space that is 'move in ready'. Three bedrooms feature updated carpet flooring, ceiling fans and are serviced by a main bathroom with a shower, vanity, and bathtub. The toilet is located off the separate laundry for convenience which has direct access to the rear yard for hanging washing. The rear yard is large, offering a level, usable space with an ideal private outlook across to the reserve. A great place to relax or for the kids to play while listening to the abundance of native birds and wildlife right at your backdoor. In addition to the carport, you have a detached single garage with ample storage space which also features a convenient 2nd bathroom with a shower, vanity, and toilet. This space could be utilised as a secondary living space/rumpus room if needed and may have scope to be converted into a small studio flat STCA. Overall, A wonderful option for those wanting a 'move in ready' living option that enjoys close access to Sawtell, Schools and Shopping Centres while offering a very private rear yard with a forest backdrop. Features:- Fully renovated, modern, open plan kitchen with breakfast bar.- Kitchen has direct outlook over the rear yard/covered outdoor area.- Updated floor coverings, LED lighting and internal repaint.- Convenient location, close driving distance to Sawtell Village, Toormina shops and local schools.- Children's playground only a 150m walk. Safe 380m walk to the Bus Stop.- Council reserve adjoining the rear boundary provides great privacy and a peaceful outlook.- Flat, level block is perfect for downsizers, retirees, and young families. Council Rates: \$ 3,047 PA Land Size: 653 sqm Rental Income: The property is tenanted with a current lease receiving \$550 per week. Please enquire for further information. The tenants would welcome the opportunity to remain in the property under lease if available. Please Note: Virtual staging of furniture and editing has been used in some of the images.