

# 108 Boronia Street, Sawtell, NSW 2452

## Sold House

Friday, 18 August 2023

108 Boronia Street, Sawtell, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 531 m2**

**Type: House**



Matt France



Barry France  
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**\$1,200,000**

This single level home is situated on a flat block and perfectly designed to cater to those searching for the ideal downsizer home. Access into the centre of Sawtell Village is an easy 550m walk where you can enjoy the many fine cafés, restaurants, and entertainment venues Sawtell has to offer. From this location you also enjoy easy walking access to Sawtell Beach, Murrays Beach and Bonville headland. Internally, the home is in fantastic condition and offers neutral colour tones with the high ceilings providing a great sense of space. Ideal for families with a great yard for the kids to play in and close to the Public School. The studio could be utilized as a home office or guest accommodation. Overall, this immaculately kept home is move in ready and provides a wonderful lifestyle choice for those who value close walking access to the Village and Sawtell's pristine beaches. Property Features: - ☑ Northern Aspect - Sun all year round to back yard and living area. - ☑ Flat land parcel easy to maintain and room for a pool. - ☑ Plantation shutters to windows. - ☑ High ceilings throughout providing a great sense of space. - ☑ Solar Power System. - ☑ Freshly painted and perfectly maintained home. - ☑ Renovated bathrooms. - ☑ New timber look flooring. - ☑ Studio at back of garage with 3rd toilet. - ☑ Split System Air Conditioning. - ☑ Fully fenced. Distance to Sawtell Village - 550m Distance to Sawtell Primary - 400m Distance to Sawtell Beach - 600m Council Rates: \$3,779 pa Land Size: 531 m<sup>2</sup> Rental Return: \$720 - \$740 per week.