

# 13 Eungella Street, Toormina, NSW 2452

## House For Sale

Thursday, 11 April 2024



13 Eungella Street, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 836 m2**

**Type: House**



Kim McGinty  
0432953796



Chris Hines

**\$695,000**

Schools just around the corner, shops just a short drive away and stunning Sawtell Beach is just a bit further, that's why this solid three-bedroom home on a large 836.1sqm block is so ideally located. Featuring an open plan living area with floating flooring for easy maintenance, the property will suit first home buyers looking to get into the market, as well as downsizers and investors. The home has had some previous renovations, such as the kitchen with electric oven and cooktop, dishwasher, plenty of pantry space, as well as natural light from the kitchen windows, plus it also has a large island bench that overlooks the living/dining areas of the home. From the dining space sliding doors open to the extra-large covered outdoor entertaining area with power, which is the length of the half the house, no need to worry where the kids will play during wet weather, as there is enough room for a large table setting and more. The fully fenced rear yard has established gardens and lawn, with two garden sheds, a storage shed and even a chook pen. The kids will feel like they are on a farm collecting eggs everyday from their very own coup, plus the oversized yard still has enough room for the swing set and trampoline. Back inside the house the bedding accommodations are found to the right of the living area, all three bedrooms are carpeted, and have ceiling fans, two also have built in robes including the main which is very generous in size and has its own air conditioning unit. The modern white bathroom which was also renovated a few years ago is adjacent to the bedrooms and the separate toilet is adjoining. For vehicle storage there is a single garage with internal access directly into the laundry that has the bonus of a second toilet for the home. There are current tenants in place until August 2024 paying \$500 per week. They have been great long-term tenants and due to this the owners haven't increased their rent. The rental estimate in the current market is \$560-\$580 per week. This home in a family friendly neighbourhood is worth an inspection. LAND SIZE: 836.1sqm RATES: \$3,200 pa approx BUILT: 1973 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.