

14 Honeysuckle Street, Sawtell, NSW 2452



House For Sale

Saturday, 9 December 2023

14 Honeysuckle Street, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 4

Parkings: 3

Area: 526 m2

Type: House



Barry France
0407301404



Matt France

\$3.0m - \$3.2m

For those who have been waiting patiently for an incredible beachfront location within the heart of Sawtell Village, we are very pleased to introduce you to 14 Honeysuckle Street. Positioned perfectly behind the coastal dunes of Sawtell Beach and offering direct access to the sand just footsteps from your back door, this substantial property offers an unmatched coastal lifestyle opportunity in Sawtell's most highly regarded Street. Just 4-minutes' walk from your front door, you find yourself in the centre of Sawtell's bustling Village, offering a plethora of local cafes, boutique shopfronts, pubs, clubs, and renowned local eateries. The ability to stroll down the beach to the Surf Club from your back door in pursuit of your morning coffee is a convenience you will surely come to love, passing the patrolled section of Sawtell Beach along your travels should you choose to take a dip. The home itself features a generous floor size of approx. 480m², with a unique and versatile internal layout. Offering a spacious, family-sized home with an abundance of internal and external living space. The current floorplan also allows for two separate living levels, with the downstairs and upstairs able to be split to accommodate buyers who require a separate space for a live in family member. This layout also presents an ideal holiday letting configuration, with the option to utilize the entire home for a larger group, or two independent levels with private entry/access. The lower level of the home has enjoyed a recent update, offering a modernized space with two distinct living areas and two large bedrooms, each serviced by their own bathroom and a tranquil outdoor entertainment deck overlooking the sand dune. Upstairs, while in mostly original condition, offers an exceptionally well-maintained space with multiple living zones, central kitchen/dining and a generous master suite and a large outdoor entertainment balcony overlooking the dune with vision of the ocean between the coastal native trees. Sliding doors and a wrap-around balcony connect the internal to the external living spaces of the home wonderfully and the property captures that important North Easterly Ocean breeze to provide essential natural cooling during the warmer summer months. The impressive garage deserves a special mention, with ample space for two large vehicles and additional storage space for all the toys. The garage doors are high enough to allow for lockup storage of a taller caravan or boat and there is a designated workshop space for tinkering. Regarded as the most sought-after street in Sawtell, this property represents a once in a lifetime chance to secure your very own Beachfront sanctuary, with your value underpinned by the premium surrounding homes that also call Honeysuckle home.

Key Features:- 50 metres to Sawtell Beach, with direct access from your rear yard.- Close walking distance to Sawtell Surf Club, RSL, Bowling Club, Majestic Cinema, Sawtell Hotel & Village Centre.- Ocean glimpse through the sand dunes, a rare feature for this location.- Multiple indoor & outdoor living zones across both levels.- Versatile Floorplan, offering the ability to split the home into two distinct living spaces.- Spacious bedrooms throughout, and a very generous Master suite.- Ducted heating & Cooling upstairs, 2 x split system air conditioners servicing downstairs.- Solar Power System + individual Hot Water Systems servicing each level.- Paved pathways and low maintenance, sub-tropical gardens surround the home.- Prime holiday accommodation opportunity with rewarding income potential.- Coffs Harbour CBD, Airport and Hospital are all within a 15-minute drive.

Construction: The home has been constructed with a double brick base on a concrete slab, with a brick veneer upper level and concrete tile roof. The upper level is supported by a fully suspended concrete slab, a rare construction feature that highlights the notable quality of this build.

Council Rates: \$5,908 Per Annum

Land Size: 526m²

Holiday Accommodation Income Potential: The layout provides a variety of configuration options for holiday letting. Offering the ability to individually let each level or offer a combined option for larger groups and family's holiday together. Please contact the agent for estimates on occupancy rates and estimated income potential.