

16 Bambara Drive, Bonville, NSW 2450

House For Sale

Thursday, 16 November 2023

16 Bambara Drive, Bonville, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 498 m2

Type: House



Barry France
0407301404



Matt France

\$1,249,000

Offering an attractive façade, functional design, and all the modern-day creature comforts, this recently constructed (2022) Coral built home is the perfect solution for those wanting a ready-to-move in property located on a flat land parcel, within a very reputable neighbourhood of Bonville. Stepping inside, neutral colour tones, attractive finishes and fantastic natural light combine with the Coastal-meets-Hamptons design themes, making for a very modern and exceptionally inviting space. A wide hallway leads to the spacious kitchen which offers stone benchtops and a large breakfast bar with plenty of space for meal prep, while ample cabinetry ensures plenty of storage space. The walk-in pantry is large to accommodate any sized family while quality appliances include dishwasher, 900mm induction stove and oven to satisfy any aspiring Master Chef. The home's layout and design provide ideal transition between the kitchen and dining area which can easily accommodate an 8 or 10 seat table and connects perfectly to the main living room which makes for a fantastic space to entertain both guests and family. The living area flows seamlessly to the covered alfresco area which enjoys great privacy and a peaceful, uninterrupted outlook across to the Native Forest of Bongil, Bongil National Park. The secondary media room provides that important, separate, additional living space while still enjoying great connection to the kitchen. The Master suite is very generous, offering plenty of space for a King-sized bed, a large walk-in wardrobe and spacious ensuite bathroom with dual vanity. Attractive, plantation shutters and quality sheer curtains have been installed to provide privacy and there is direct connection to the Alfresco area. The remaining 3 bedrooms are all well-sized and offer built-in wardrobes, ceiling fans and the front bedrooms also include sheer curtains for privacy. A break-out living area resides just outside the front bedrooms which offers yet another space for a children's retreat or office/desk space. The entire home is serviced by a fully ducted Daikin air conditioning system which can be zoned to ensure all members of the home are comfortable all year round. While plantation shutters on the windows allow you to capture the cooling North Easterly breeze while retaining privacy. The backyard is very low-maintenance, with manageable lawned space along the rear and Northern side yard. Fully fenced in Colorbond, the yard offers a private sanctuary to relax with your morning coffee or jump into the hot tub with a glass of wine and watch the sunset fall behind the forest of an evening. This location offers easy access to Bongil, Bongil National Park walking and bike trails, which weave through the native forest and lead to Bonville Creek. Local schools and Toormina Shopping centre are only a short 6-minute drive as well as Sawtell Village for access to Cafes, nightlife, and its stunning Beaches. Overall, the home caters perfectly to both families and downsizers alike, and this modern home is a fine example of a walk-in living option that allows you to immediately enjoy the wonderful lifestyle this location has to offer. Note: The owners are open to a longer settlement period or would welcome the option of a rent-back period to suit their timeline. Please contact the agent for further details. Council Rates: \$3,308 per annum Land Size: 498m² Estimated Rental Return: \$800 per week (substantiated). Additional Details Solar Power: The home features approximately 6.6kw of solar power (15 panels). Hot Water Heater: Gas Bottle Included Hot Tub/Spa Details: Highlife - Jetsetter LX purchased 2022 from Aqua Pool and Spa. Builders Warranty: Coral Homes offer fantastic peace of mind for their product, as an industry leader in building and structural warranty.