

**17A Sixteenth Avenue, Sawtell, NSW 2452**

**McGrath**

**Sold House**

Wednesday, 13 September 2023

17A Sixteenth Avenue, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 513 m<sup>2</sup>

Type: House

## Contact agent

This modern and immaculately presented property in the sought after locale of Sawtell, features a low maintenance lifestyle set on a 513.9sqm level land parcel. Conveniently located within walking distance to Sawtell Village cafes, shops, restaurants and pristine beaches.- Beautifully presented, single level, modern low maintenance family home- Open plan kitchen, living, dining areas open out to covered entertainers deck- Modern kitchen, stone benchtops, electric cooking, dishwasher, walk-in pantry- Four bedrooms, three offering built-ins, master with walk-in-robe and en-suite- 6.6Kw solar electricity system, garden shed and water tank for sustainability- Spacious covered deck for outdoor entertaining overlooking full fenced yard- Rear lane access to backyard, beautiful established gardens with lemon tree.- Level walking distance to Sawtell Village, Cafe's, Restaurants and beaches- Ideal opportunity for first home buyers, downsizers and investors alike- Approx. 9 min drive to Coffs Harbour Airport, 15 min to Coffs Harbour CBD