

**2/12 Platts Close, Toormina, NSW 2452**

**McGrath**

**Unit For Sale**

Tuesday, 12 March 2024

2/12 Platts Close, Toormina, NSW 2452

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 122 m2**

**Type: Unit**



Shayne Long  
0438219375

**\$539,000**

Strategically positioned to catch refreshing breezes and abundant natural sunlight, this expansive two-bedroom villa pleasantly surprises with its generous layout. Two living areas provide adaptable living spaces within the villa, and the main living room's pitched ceilings contribute to a sense of openness and roominess. Single level living enables ease of access throughout the property and leads into the sun-filled, fully fenced courtyard.- Beautifully presented and spacious villa within a complex of six villas- Positioned at the front of the complex for ease of accessibility- Open plan design within the living, dining and kitchen area - North facing kitchen is filled with natural sunlight and views of the courtyard- The second living area offers extra space and flexibility within the floor plan- Two generous sized bedrooms with ceiling fans and built in cupboards- The private courtyard is perfect for younger children and pet friendly- Reverse cycle air conditioning, gas heating available and solar hot water- Minutes drive away from Sawtell Village, wonderful beaches and estuaries- For the investor, an expected rental return of approximately \$500 per week