

**2/22 Lalaguli Drive, Toormina, NSW 2452**

**Villa For Sale**

Friday, 3 November 2023

2/22 Lalaguli Drive, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Barry France  
0407301404



Matt France

**\$720,000**

Set back from the street with excellent privacy, this spacious 3-bedroom villa was built in 2018 by Balance Design & Construction and presents the perfect option for those looking for a low-maintenance, modern property, walking distance to Toormina shops, medical centre, and the stunning Boambee Creek Reserve. Featuring attractive finishes and neutral colour tones throughout, this property presents wonderfully and is the perfect option for downsizers, retirees or first home buyers seeking 'move in ready' living option with a focus on lifestyle and convenience to amenities. The open plan layout offers you a terrific sense of space and great connection between the kitchen, dining, and living zones of the home, including the rear outdoor entertainment area. The Kitchen offers ample bench space for meal prep, a breakfast bar, gas cooktop and an attractive herringbone tiled splash back. The dining area comfortably accommodates an 8-seater dining set for entertaining friends and family while the living space allows space for a larger sofa set. The Master bedroom is exceptionally spacious, receives terrific natural light and offers both an ensuite bathroom and walk-in wardrobe. The remaining two bedrooms are also well-sized and feature built-in wardrobes and all bedrooms include ceiling fans. The main bathroom continues the neutral colour themes and offers a bathtub, ceiling mounted rain shower head and heat lamps. The single car garage offers an electric roller door and space for a washing machine and dryer. It also features direct access into the home for security and convenience. The North facing rear courtyard has been tiled to offer a very low-maintenance space, with a covered alfresco area and shade sail to allow for use all year round. Rendered retaining walls, established sub-tropical planting and a fully fenced yard create a very private sanctuary and there is plenty of room for raised garden beds or pot plants for those with a green thumb. The side yard to the West hosts the clothesline and offers lawned space for those with pets, including convenient gate access to the front of the property. Mature Jasmine has just come into bloom and completes the outdoor space, with its inviting fragrance flowing through the home during the spring and summer months. Overall, a wonderful property for those seeking a modern, easy to maintain living option in a highly convenient and popular pocket of Toormina. Council Rates: \$625 Per Qtr Strata Fee: \$563 Per Qtr On-title Land Size: 197 m2 Gross Internal Floor Size: 129m2 Estimated Rental Return: \$620-640 per week. Features of the Area: Toormina Gardens Shopping Centre offers a one stop shop, with an array of major grocers, boutique specialty stores, cafes, and food outlets, including an ALDI, Coles, Woolworths, and KMART. The medical centre offers easy access to health practitioners and an onsite chemist. The bus exchange allows easy access to public transport and direct connection into Coffs Harbor CBD and Jetty precinct. Boambee Creek Reserve is one the area's most popular locations, with the turquoise estuary providing a fantastic space to cool off safely without waves and surf, the ideal spot for swimming, paddleboarding, kayaking and fishing. This connects to Boambee Beach which is an off-lead dog beach spanning all the way into Coffs Jetty and there are extensive walking trails that lead over Boambee Headland presenting scenic views across Coffs coastline and connection into Sawtell.