

**2/9 Wirrabilla Drive, Toormina, NSW 2452**

**McGrath**

**Villa For Sale**

Tuesday, 28 November 2023

2/9 Wirrabilla Drive, Toormina, NSW 2452

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Shayne Long  
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**\$689,000**

Introducing a unique opportunity to purchase a charming four-bedroom villa ideal for first home buyers, downsizers, families and investors alike. This rare gem is nestled within a central location, just a short stroll to Toormina Gardens Shopping Centre and the picturesque Boambee Bay Reserve. Location is key with this delightful home, boasting a short drive to vibrant Sawtell restaurants and pristine beaches.- Self-managed strata of just two, a unique advantage of individual residences- Open plan kitchen and dining, air-conditioned living room with privacy blind, fan- Security mesh screens fitted to windows/doors allow for a constant cross-flow of air- Air-conditioned main bedroom, complete with a walk-through robe and ensuite- Remaining three bedrooms with built-ins, additional air-conditioner to third bedroom- Bamboo flooring with carpet to all bedrooms, fans, NBN internet connection- Private, level, low maintenance fully fenced yard, covered outdoor entertaining area - Side gate access to a secure rear yard with shed, ideal for storing motorbike/bicycles- Ample off/on street parking with designated car space for additional car/trailer. - Walking distance to Toormina Gardens Shopping Centre and Boambee Bay Reserve- Minutes drive from Sawtell Village restaurants, cafes and pristine beaches- Approx. 7min drive to Coffs Harbour Airport and 10min to Coffs Harbour CBD