

# 2 Alleena Drive, Toormina, NSW 2452

## Sold House

Thursday, 29 February 2024

2 Alleena Drive, Toormina, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 815 m<sup>2</sup>

Type: House



Barry France  
0407301404



Matt France

**\$700,000**

Positioned on an elevated block near the top of the hill, this fantastic 815m<sup>2</sup> property boasts a wide street frontage and no shortage of character. An established front garden provides great privacy and features a variety of flowering plant species, leading through to a traditional front verandah for access into the home. Stepping inside, high open ceilings and exposed beams give the home a fantastic sense of space, combined with hardwood flooring and timber windows which add great character with a very inviting feel. The main living room offers a wood heater, ceiling fan and connects well to the kitchen and dining space. The kitchen has been updated from original and offers an electric oven, gas stove and dishwasher. The Master bedroom is spacious, offering a built-in wardrobe, ceiling fan and direct access to the two-way bathroom. Pine timber cladding lines the ceiling and this room could easily accommodate a King Bed. Above the master bedroom is a sizable loft space, accessed via a ladder off the dining room. The main bathroom offers two-way access via the laundry or Master bedroom, and features a bath, shower, and toilet. The separate laundry space offers room for a washer and dryer, with convenient access to the rear deck. The fully covered rear deck is access via the kitchen/dining area and offers an outlook across the rear yard. This is a superb space for entertaining guests and family with gardens providing great privacy. A spacious, North facing side yard allows plenty of room for additional landscaping, pool, or shedding with a scenic outlook across to the nearby forested reserve and there are numerous fruiting banana trees and a large established mango tree. The rear boundary adjoins Toormina High School and there is no neighbour to the North for added privacy. The large double garage features solid timber barn doors and a high open ceiling. The additional ceiling space could easily be built out to offer a mezzanine for additional storage and the garage is currently being utilized as a secondary living area, with fully tiled flooring and corner wood heater. Overall, a wonderful option for young families or downsizers wanting a home with both character and convenience to Toormina Gardens Shopping Centre, local schooling, and easy driving access into Sawtell Village/Beach. Toormina Gardens Shopping Centre / Medical Centre - 2 Minute Drive (650m) Sawtell Village/Beach - 6 Minute Drive. Toormina High School - 100m (Next Door) Council Rates: \$2,955 Per Annum Land Size: 815m<sup>2</sup> Zoning: R2