

23 Eighteenth Avenue, Sawtell, NSW 2452



Sold House

Wednesday, 20 December 2023

23 Eighteenth Avenue, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 810 m2

Type: House



Barry France
0407301404



Matt France

\$1,100,000

Expressions of Interest closes 5pm, Monday 4th December 2023 An original coastal cottage of Sawtell, this character filled home boasts period style charm with 2.7 m ceilings and extensions added over time to increase the internal floor size to now accommodate larger families. Featuring close walking access to the gorgeous Murrays beach and an easy stroll into Sawtell Village, this property offers a wonderful lifestyle opportunity. This elevated location captures both terrific sunlight throughout the day and that important ocean breeze for natural cooling in the summer months. Sawtell Public School is a safe, 9 Minute walk from your front door and The Hilltop Café is only a 5-minute walk away for your morning coffee. Internally, hardwood timber flooring adds warmth and character, with a recent internal repaint presenting the living spaces and bedrooms well. The kitchen has been modernised over time and offers an updated oven and great connection to the dining area, with the study and sitting room offering additional living space. The internal layout provides plenty of opportunity for reconfiguration to suit your family's needs, with the option to increase the living space further or create additional bedrooms for the family if required. The extension at the rear of the dwelling offers a secondary living space, kitchenette, bathroom and two bedrooms. This space has been previously let out as a separate flat and offers the opportunity for a self-contained living space for a live-in family member or an additional rental income. The bathrooms are mostly original and in need of some love, which presents a great canvas for adding your own taste and flare to the home. The rear yard is exceptionally spacious, offering a generous, fully fenced lawned space with plenty of room for the addition of a pool, additional garaging, outdoor entertainment space or a standalone Granny Flat. The rear boat shed can be utilized for lockup car parking while the convenient rear laneway allows direct access to the backyard, you also have side vehicle access from Eighteenth avenue down the Western boundary. Overall, a great option for families, downsizers, or investors due to the versatile configurations you can create depending on your needs, all while only a short walk to the beach and Sawtell Village. Subdivision Potential: The 810m land size and R2 zoning presents potential for future subdivision (Subject to Council Approval), with the rear laneway allowing for the opportunity to create access to garaging at the rear should the block be split. Council Rates: \$4,559 PALand Size: 810m² Estimated Rental Income: \$800-\$850 per week. Zoning: R2 - Low Density Residential (One dwelling per 400m²).