

# 246 Sawtell Road, Boambee East, NSW 2452

## House For Sale

Tuesday, 11 June 2024

246 Sawtell Road, Boambee East, NSW 2452

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 505 m2

Type: House



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**\$699,000 - \$749,000**

Welcome to your next project! This spacious 6-bedroom, 3-bathroom home with a double garage is a renovator's dream, offering endless potential for customization and significant returns on investment. Situated on a 505sqm block, this property has two brand new decks, taking one less job off your renovation list. Only a 3-minute drive to Toormina Shopping Centre and a 6 minute drive to Sawtell Main Beach and local cafes, this location is sure to please! Upstairs, you'll find four bedrooms, including a master suite with dual built-in robes and a private ensuite. The retro bar in the lounge room is a fun edition and the kitchen/dining area is perfect for family gatherings and entertaining, offering a versatile layout ideal for modern living with access onto the back deck. Downstairs, with its own separate access, the home features a double garage with internal access, two additional bedrooms with built-in robes, a bathroom, and a small kitchenette, providing convenient dual living options. Additionally, there are three extra rooms perfect for storage or future renovation projects. This part of the home does have its own separate entrance if you were looking to rent out downstairs. This home offers excellent potential for rental income or multi-generational living. The fully fenced backyard is perfect for kids and pets to play safely. Don't miss out on this fantastic opportunity to create your dream home or a profitable investment with an expected rental return of \$720 - \$750 per week. With a bit of vision and effort, this property will shine and provide substantial returns. Contact us today to arrange a viewing and explore the endless possibilities this property offers! Council Rates: \$2,968 pa (approx.) Land Size: 505.90 sqm (approx.) Building Size: 242 sqm (approx.) Zoning: R2 Age: 40 years (approx.)