

**28b Rutland Street, Bonville, NSW 2450**

**House For Sale**

Tuesday, 23 April 2024

**the edge**  
COFFS HARBOUR

28b Rutland Street, Bonville, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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**\$1,300,000**

Set in a desirable neighbourhood and featuring its own biodiversity nature reserve, this family home creates a warm and welcoming impression. With 4 bedrooms and spacious open plan living, the property is bound to tick a few boxes. Entertaining is a breeze with the well-appointed kitchen featuring electric cooktop and stainless steel appliances. There is loads of drawer and cupboard storage, plus a walk-in pantry and a lengthy breakfast bar at the island benchtop. The kitchen is open plan to the family room and dining which spills out through pillarless sliding glass doors to the covered outdoor entertaining and swimming pool. The swimming pool is a highly desirable magnesium/mineral system which creates a noticeably 'soft' water feel. There is also a heating system with the ability to keep the pool at a comfortable temperature year-round. The master bedroom features an en-suite bathroom and walk-in wardrobe, while the 3 additional bedrooms are of generous proportions and all feature built-in wardrobes and roller blinds. The rumpus provides access to an additional compact rear yard - a perfect space for pets or small children to play securely. All windows are double-glazed, providing both sound and insulating benefits. There is also a 5.5KW solar panel system to help you manage the rising cost of electricity! An inviting layout, immaculate presentation and generous floorplan makes this home well suited to families and retirees alike. Situated on a spacious 1.89ha lot, there is a generous cleared space around the home with a tranquil leafy outlook to the biodiversity reserve beyond. The home is only 3.2km to the shops and services of Toormina Gardens, and just a 5 minute drive to the cafes and restaurants of Sawtell village. Rental Return: \$850p.w (forecast)\* Open plan living with functional galley kitchen\* 4 Generous bedrooms with BIR\* Master bedroom with WIR and en-suite bathroom\* Spacious alfresco dining patio\* Mineral swimming pool with heater\* Generous rear yard with leafy outlook\* Double lock-up garage with remote entry\* Ducted air-conditioning throughout\* 5.5kw solar panel system\* Land size: 1.89ha (approx.) - Community fees: \$1,209.60 - Rates: \$3,429pa (approx.) 5.5kw solar 28kw pool heater magnesium pool