

3 Bridge Street, Sawtell, NSW 2452

Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 645 m²

Type: House



Matt France



Barry France
0407301404

\$1,130,000

This fantastic coastal home offers both character and versatility, conveniently located in one of Sawtells most desired streets, the property enjoys close walking access to Murray's Beach, Richardson Oval, and Boambee Headland, while only a short stroll down First Avenue into the Village. Positioned on an ideal, elevated block, the property enjoys views across Richardson Oval to the mountain range, while capturing the important North-Easterly breeze for natural cooling throughout the summer months. The North-Eastern orientation allows in an abundance of natural light to the kitchen, dining and living areas throughout the day, making for a very enjoyable space all year round. Internally, the home has benefited from updated floor coverings, LED light fittings and a full repaint, including a brand-new kitchen with timber benchtops, ample cabinetry space and a convenient open serving window for easily entertaining guests and family. The Master bedroom is spacious, including double built in robes, ceiling fan and a convenient ensuite bathroom, a rare design feature for the era. The remaining bedrooms all include built in wardrobes and ceiling fans and could be configured to sleep up to 8 people for short term holiday letting. The internal layout offers two distinct internal living areas, allowing for great separation within the home. The main living room at the front of the home features views to the mountains, a wood heater and access to a classic front verandah, the perfect space to enjoy a morning coffee or watch the sun set over the mountains. The rear secondary living area makes for a convenient TV room or breakout space, with direct access to the rear entertainment deck. The rear outdoor entertainment deck is a wonderful feature of the home, with its size easily able to accommodate larger gatherings with family and friends and offering both covered and open outdoor living space. The deck connects directly to flat, spacious rear yard with plenty of room to accommodate a pool or shed while still allowing a generous amount of lawned space. The single car garage has plenty of room for a workshop and additional storage, while allowing handy vehicle access directly to yard. Currently configured for Holiday letting through Air BnB, this property has enjoyed strong occupancy rates and favorable returns. Short term holiday letting gives you the flexibility to block out the dates you wish to use the property for yourself, while enjoying a notable income throughout the year. Whether you're looking for a family sized Sawtell home or a perfectly positioned holiday home, this property caters to a range of buyer types and provides a fantastic coastal lifestyle option! - 250m to Murrays Beach for surfing, swimming, walking and beach fishing. - Close walk to Boambee Headland and Estuary for walking trails and safe swimming in the turquoise waters of the Estuary. - Close walk to The Hilltop Store Cafe for your morning coffee. - Short stroll into Sawtell Village for Cafe's, Restaurants, boutique shops and Clubs. - Fantastic Air BnB option, with a strong return and supporting financials available on request. - High 2.7m ceilings are featured throughout gives the home a great sense of space. - The home has recently received a full internal and external repaint. - Close, safe walk to Sawtell Public School and Richardson Oval. - Spacious, level rear yard with great connection to the outdoor living zones. Council Rates: \$3,572 per annum (approx). Permanent Rental Estimate: \$780 - \$800 per week. Please contact the agent for further information on Holiday Letting history and supporting financials.