

**3 Third Avenue, Sawtell, NSW 2452**

**McGrath**

**House For Sale**

Thursday, 13 June 2024

3 Third Avenue, Sawtell, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 279 m2**

**Type: House**



Shayne Long  
0438219375

**\$1,700,000**

Discover a rare gem with this beachside property, with it being perfectly positioned opposite a council park and beach track. The opportunity to purchase this wonderful property presents for a heavenly beachside lifestyle or an ideal holiday home. Built in 1980 and well-maintained, it boasts a new Colorbond roof, modern comforts, and a prime location just 70 metres from the beach and 400 metres to Sawtell Village.- A rare beach side gem, overlooking Wonga Park and beach access- Ideal holiday home or unique beach side living with it's prime location- North facing aspect captures year round sunlight throughout the home- Strata Title zoning, which is self managed between two owners- All bedrooms are a very comfortable in size and with built in cupboards- Ceiling fans and split system air-conditioning for year round comfort- Striking hardwood timber flooring throughout the living areas- Low maintenance gardens and yard allow for relaxed living- Fully fenced rear yard is perfect for small pets or a child's play area- 70m to beautiful Sawtell beach, and a level 400m walk to Sawtell Village