

# 31 Nariah Crescent, Toormina, NSW 2452

## Sold House

Tuesday, 2 April 2024

31 Nariah Crescent, Toormina, NSW 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1104 m2

Type: House



Barry France  
0407301404



Matt France

**\$800,000**

Positioned on a large elevated 1,104 m<sup>2</sup> allotment, this wonderful home is perfect for families and investors alike, with plenty of yard space and room to breathe, as well as having huge potential to add value to the property by actioning the current, approved DA for a 2 lot subdivision. Internally, the home is quite low maintenance, boasting attractive cypress pine timber floors throughout and an updated kitchen and laundry. The timber floors and updates give the home great character, while leaving plenty of scope for further renovations to add your own taste and flare in the future. The living room receives Northern sun throughout the day and is serviced by a split system air conditioner. The living connects perfectly to the dining area and kitchen for convenience. The updated kitchen offers stone benchtops and ample storage space, featuring a dishwasher and modern electric oven and cooktop. An updated laundry rests just off the kitchen and continues the same theme of the kitchen, offering additional storage space and connection to the rear yard. The bathroom offers both a bath and shower with a separate toilet located just off the hallway. There are three great sized bedrooms, all with built in wardrobes and the Larger Master bedroom features a ceiling fan. The large single car garage sits under the home and offers space for additional storage shelves and a workbench. This space could be further built out to create more storage if needed! The rear yard is simply massive and offers the perfect space for families wanting room for young kids. The yard has endless potential for extensive landscaping, addition of a pool or more shedding in addition to the two existing garden sheds. This friendly pocket of Toormina benefits from being within close walking distance to numerous local schools and a short drive to Toormina Shopping Centre, while also being within short driving distance of Sawtell Village and the beach. Whether you simply want an inviting family home or hope to utilise the extra space for an additional building / investment in the future, this property provides you a world of options. Details of Approved Council DA for Subdivision: The property also holds a current Development Approval for subdivision of the property into two separate Torrens titled lots. This DA has approximately 2 years left on the approval in which to substantially commence work regarding the subdivision. This rear lot created could accommodate a family sized house and offers fantastic potential for creating multiple incomes streams or a great opportunity for multiple family members looking to consolidate. Please contact the agent for further information regarding the Development Approval. Current Council Rates: \$3,249 per annum Land Size: 1,104 m<sup>2</sup> Zoning: R2 - Low-density Residential Estimated Rental Return: \$620 per week. The property features a Solar Power System. Coffs Harbour CBD - 10 minutes' drive. Coffs Harbour Airport - 8 Minutes' Drive. Sawtell Village & Beach - 6 Minutes' Drive.