

**37A Aquamarine Drive, Toormina, NSW 2452**

**McGrath**

**House For Sale**

Wednesday, 6 December 2023

37A Aquamarine Drive, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 370 m2**

**Type: House**



Shayne Long  
0438219375

**\$739,000**

Positioned within a quiet and private location, this recently renovated home radiates style and sophistication. Enjoy the benefits of the new kitchen, complete with Bosch appliances, modern laundry and new flooring throughout the home. You will also love the fantastic external entertaining areas overlooking the private and leafy yard and for those who work from home, an office and storage room has been created within the single car garage but can be easily converted back for a car.- Very level parcel of land with minimal steps for ease of access- Freshly painted throughout in wonderful neutral tones to enhance the natural light within- North facing aspect, perfect for cooling summer breezes and winter sun- Open plan kitchen and dining areas flow out to covered entertaining area- Three spacious bedrooms, all with built in robes and ceiling fans- Great livability features with 6kWh of solar power and solar hot water- Fully fenced rear yard with low maintenance gardens and garden shed- For peace of mind, a termite preventative system has been installed- Sawtell village, beaches and estuaries are all only minutes away- For the investor, an expected rental return of between \$580-\$620pw