

# 38 Linden Avenue, Toormina, NSW 2452



## House For Sale

Monday, 6 November 2023

38 Linden Avenue, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



Kim McGinty  
0432953796



Chris Hines

**\$589,000**

This property is waiting for a buyer who is looking for a challenge and isn't afraid of the hard work required to bring this home back to its former glory. The property which is ideally located close to shopping centres, schools, transport, and stunning Sawtell Beach has extensive damage and mould issues from the 2021 hailstorm. The property is being sold as is, in its current state, requiring massive renovations throughout or maybe a knockdown and rebuild is more suitable for you on the 731.4sqm block which backs council reserve. Featuring three bedrooms which all have built-in wardrobes, the rooms require new flooring and some repair. They are well-sized with two positioned at the front of the home and the other is adjacent to the main bathroom with corner shower, vanity and large corner bathtub. There is a separate toilet as well. There are two living areas which are both generous in size, as well as a dining area located off the black and white kitchen. The kitchen has electrical appliances, such as wall oven, cooktop and dishwasher. It is not known if these appliances work, and the same goes for the homes solar power system. The property has the added bonus of a second toilet and shower which is located in the laundry. There is direct access from the laundry to the covered rear entertaining area which overlooks the treed reserve and fully fenced rear yard with garden shed and low maintenance yard. For parking there is a double lock-up garage with internal entry into the kitchen, as well as side access through to the high carport which can house the boat, trailer or caravan. The side access will also be handy for the renovations that are required at the home. Appointments are strictly by appointment only with the agent, please do not walk around the property. Due to the mould issues at the home, buyers will be required to sign a disclaimer before entering the property. URL: [www.unre.com.au/lin38](http://www.unre.com.au/lin38) RATES: \$3,059pa (approx) LAND SIZE: 731.4sqm BUILT: 1987 (approx) Whilst every care has been taken in respect of the information contained herein no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries.