

**4/6 Lalaguli Drive, Toormina, NSW 2452**

**Villa For Sale**

Monday, 15 April 2024

4/6 Lalaguli Drive, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 180 m2**

**Type: Villa**



Barry France  
0407301404



Matt France

**\$745,000**

Set back from the street with excellent privacy, this spacious, recently built 3-bedroom villa presents the perfect option for those looking for a low-maintenance, modern property, walking distance to Toormina shops, medical centre, and the stunning Boambee Creek Reserve. Featuring attractive finishes and neutral colour tones throughout, this property presents wonderfully and an ideal option for downsizers, retirees or first home buyers seeking a 'move in ready' living option with a focus on lifestyle and convenience to amenities. The open plan layout offers you a terrific sense of space and great connection between the kitchen, dining, and living zones of the home, including the rear outdoor entertainment area. The Kitchen offers ample bench space for meal prep, a large breakfast bar, and an electric cooktop, oven and dishwasher. This space connects well to the living area which can comfortably accommodate a twin sofa set and offers direct vision to the outdoor area creating a great sense of space. The Master bedroom is exceptionally large and offers both an ensuite bathroom and walk-in wardrobe. The remaining two bedrooms are also well-sized and feature built-in wardrobes and all bedrooms include ceiling fans. The Master bedroom also features separation from the two other bedrooms which is a great design element. The main bathroom continues the neutral colour themes and offers a bathtub, ceiling mounted rain shower head and heat lamp. The Euro style laundry is located off the main hallway and the double car garage allows direct access into the home and plenty of additional space for a workshop bench or storage. Crimsafe screens fitted to allow for good crossflow ventilation. The North facing rear courtyard is a very low-maintenance space, with a covered slab alfresco area and open space with room for a veggie patch and a crushed rock base for easy care. Overall, a wonderful property for those seeking a modern, easy to maintain living option in a highly convenient and popular pocket of Toormina. Council Rates: \$2,540 Per Annum Strata Fee: \$4,016 Per Annum On-title Land Size: 180 m<sup>2</sup> Gross Internal Floor Size: 132.3 m<sup>2</sup> Estimated Rental Return: \$600-620 per week. Features of the Area: Toormina Gardens Shopping Centre offers a one stop shop, with an array of major grocers, boutique specialty stores, cafes, and food outlets, including an ALDI, Coles, Woolworths, and KMART. The medical centre offers easy access to health practitioners and an onsite chemist and Toormina Hotel offers a fantastic bistro and nightlife option. The bus exchange allows easy access to public transport and direct connection into Coffs Harbor CBD and Jetty precinct. Boambee Creek Reserve is one of the area's most popular locations, with the turquoise estuary providing a fantastic space to cool off safely without waves and surf, the ideal spot for swimming, paddleboarding, kayaking and fishing. This connects to Boambee Beach which is an off-lead dog beach spanning all the way into Coffs Jetty and there are extensive walking trails that lead over Boambee Headland presenting scenic views across Coffs coastline and direct connection into Sawtell.