

# 40 Boronia Street, Sawtell, NSW 2452

## Sold House

Wednesday, 4 October 2023

the edge  
COFFS HARBOUR

40 Boronia Street, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 503 m2

Type: House



Tom Sullivan  
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**\$1,500,000**

Please phone to arrange your private inspection. Positioned in one of Sawtell's most desirable locations, this beachside home is a true gem. Just 150m from the cafés and bistros of Sawtell's First Avenue and a short 250m stroll to Sawtell Beach, you are close enough to hear the waves hitting the shore, providing the perfect soundtrack to your new coastal lifestyle. Entry is via the alfresco deck which leads you into the air-conditioned open plan living. The retro-styled dine-in kitchen just oozes beach-house-vibes, while the surrounding windows flood the space with natural light. Tucked around the corner is the master bedroom which has been tastefully updated with a stylish feature wall, pendant lighting and ceiling fan. The ensuite bathroom has also been renovated with a floating vanity, frameless shower & a separate WC. At the rear of the home is a 2nd living space which provides access to the remaining bedrooms. The queen-sized room enjoys a view of the rear deck & yard, while the 3rd bedroom/office provides stair access to the spacious upstairs loft / 4th bedroom which captures ocean glimpses through the sand dunes. The rear deck and back yard is one of the highlights of the property. The surrounding trees provide the perfect natural screen to create a private & leafy space to while away your weekends... Currently let out on a permanent basis, the home would also be in high demand as holiday accommodation. Alternatively, move in and enjoy the Sawtell lifestyle for yourself! Please phone to arrange your private inspection. Rental Return: \$700p.w (actual)\* Retro styled dine-in kitchen\* 2 separate living areas\* Stylish main bedroom with renovated ensuite\* Spacious loft 4th bedroom with ocean glimpses\* Private rear yard with entertaining deck\* Short walk to Sawtell beach and Bonville Creek\* 150m stroll to Sawtell's First Avenue Land size: 503m<sup>2</sup> (approx.) - Rates: \$4,583pa (approx.)