

**40 Coorabin Crescent, Toormina, NSW 2452**

**McGrath**

**House For Sale**

Tuesday, 12 March 2024

40 Coorabin Crescent, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 720 m2**

**Type: House**



Shayne Long  
0438219375

**\$779,000 to \$799,000**

Situated on a flat and secluded 721sqm plot, this impeccably presented residence boasts a comfortable and adaptable floor plan. Strategically positioned to enjoy year-round sunlight and elevated to catch refreshing sea breezes, the home has recently undergone modern upgrades, ensuring it is move-in ready for its new owner.-The open-plan living and dining area provides direct access to the outdoors and abundant natural light- The master bedroom is generously sized and features an en-suite- The galley-style kitchen offers ample storage and includes a breakfast bar- An expansive laundry provides ample space for storage or an additional bathroom- An additional games/living room has been thoughtfully designed to enhance family space- Multiple car accommodation options with a double car garage and a single carport- Access the rear yard through the carport, fully fenced with ample shedding- Within walking distance to three schools and a major shopping centre- Conveniently close to the charming Sawtell Village, stunning beaches, and estuaries- For the investor, a rental return of approximately \$600 per week can be expected