

50 Mimiwali Drive, Bonville, NSW 2450

House For Sale

Thursday, 16 November 2023

50 Mimiwali Drive, Bonville, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 629 m2

Type: House



Barry France
0407301404



Matt France

\$995,000

A faultless design, this spacious 4-bedroom, 2-bathroom home provides the perfect lifestyle option to suit families and downsizers alike. Set upon an elevated parcel with terrific open plan functionality, generous bedrooms and plenty of living space, this home presents a wonderful opportunity for you and your loved ones. The living zones offer the perfect space for entertaining guests or spending quality time with family, with seamless transition between the kitchen, dining, and lounge room, while offering easy connection to the covered alfresco area and rear deck. The additional media room provides that important secondary living space to accommodate larger families or a second TV room, with direct access to the front yard which enjoys fantastic views across to the forest and the mountains. The modern kitchen is a chef's dream, featuring a gas cooktop and equipped with modern appliances, a large island bench/breakfast bar with stone benchtops, and ample storage space. The bedrooms provide ample space, offering privacy and comfort for everyone in the household. The Master suite features great separation from the remaining bedrooms and a generously sized ensuite bathroom and walk in wardrobe, with plenty of space to accommodate a King Bed. For those needing a home office space, Bedroom 4 would make for an excellent space as it enjoys great vision of the front entry and peaceful outlook across to the trees. The entire house features fully ducted reverse cycle air conditioning to ensure all members of the home stay comfy all year round. Plantation shutters have also been added to all western windows of the home for allowing airflow, while providing great screening against the warmer afternoon sun. Both the front and rear yards offer attractive landscaped gardens with established planting, while also being wonderfully low maintenance. Giving the entire home a very inviting feel. The yards also offer lawned space for pets and a garden shed at the rear for storage. The rear yard also enjoys an ideal Northern aspect which in-turn allows plenty of natural light into both the indoor and outdoor entertainment zones. Located in a desirable neighbourhood, this home offers convenience and accessibility to local schools and the magnificent Bongil, Bongil National Park and its walking trails, while only a short 6 Minute drive to Toormina Shopping Centre and Sawtell Village/Beach for cafés, nightlife, and swimming. Overall, a fantastic lifestyle option to suit both families and downsizers who desire a manageable sized property, without sacrificing that important internal living space! Inspection is by appointment, please contact Sawtell Real Estate Co. to arrange a viewing. Council Rates: \$3,468 per annum Built: 2016 - 7 yo Estimated Rental Income: \$750 - \$800 per week (substantiated) Land Size: 629 m²