

**6/77-79 First Avenue, Sawtell, NSW 2452**

**McGrath**

**Apartment For Sale**

Thursday, 14 March 2024

6/77-79 First Avenue, Sawtell, NSW 2452

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



Lana Burrows  
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**\$699,000**

Situated just 250 metres from Sawtell Beach, this property provides a prime location with a balcony view of the village. Enjoy the convenience of easy, flat walking access to the surf club, patrolled beach, and various lifestyle activities. The vibrant Sawtell Village boasts amenities such as the Majestic Cinema, boutique shops, cafes, restaurants, art galleries, bowling and golf club, surf and tennis club, local swimming pool, hotel, and RSL club.- Fully renovated kitchen with stone benchtops, dishwasher, ample storage- Laminated timber floors in living areas, Carpeted bedrooms with built-in robes- Reverse cycle air conditioning and ceiling fans for climate control- Modern and fully renovated bathroom, floor-to-ceiling tiles, integrated laundry - Window design facilitates cross ventilation capturing the coastal breezes- First-floor location for added security with easy access via a low-rise stairway- Complex offers common property access to Pool and BBQ facilities - Allocated open car space with rear lane access - Ideal for living or as a lucrative investment for short or long-term rentals- For the investor, an expected rental return of \$480 - \$520 per week