

**62 Playford Avenue, Toormina, NSW 2452**

**House For Sale**

Wednesday, 12 June 2024

**the edge**  
COFFS HARBOUR

62 Playford Avenue, Toormina, NSW 2452

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 702 m2**

**Type: House**



Tammi Leaver  
0266529888

**\$585,000 - \$600,000**

Set back from the road for ultimate privacy, this brick and tile three bedroom home is ready for your personal touch. Whether you're a first time buyer or an investor, this property boasts solid bones and sits on a generous 702m<sup>2</sup> parcel of land that backs onto a large reserve, offering serene and leafy surroundings. Inside, you'll find an open-plan living and dining area, a neat and tidy kitchen and ceiling fans in both the lounge and master bedroom. The full sized bathroom, complete with a tub, is perfect for family living and the functional floor plan adds to the home's appeal. Step outside to the spacious yard, featuring a classic Hills Hoist and a garden shed for storage. Surrounded by nature, this outdoor space is ideal for children and your furry friends to play freely. Enjoy the benefits of living close to the beautiful Sawtell Beach and the convenience of Toormina Gardens Shopping Centre. Families will love the proximity to schools, parks, and the vibrant, friendly community. With unlimited potential, this affordable and well located home is a fantastic opportunity waiting to be seized. Rates: \$3,059pa (approx.) - Rent: \$580pw (forecast) - Land Size: 702m<sup>2</sup> (approx.)