

# 7 Angler Crescent, Bonville, NSW 2450

## House For Sale

Sunday, 22 October 2023

7 Angler Crescent, Bonville, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 612 m<sup>2</sup>

Type: House



Barry France  
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Matt France

**\$1,450,000**

Offering an attractive 'coastal meets industrial' finish, this home provides functional design elements and unmatched livability. The home is the pinnacle of low maintenance living with modern creature comforts to perfectly suit both families and downsizers alike. This sought-after pocket of Bonville offers a truly unique lifestyle opportunity, bordered by the magnificent Bongil, Bongil National Park, the property enjoys easy access to walking trails amongst the native forests which lead you through to the scenic Bonville Creek. A peaceful, family friendly neighborhood which enjoys easy driving convenience to Sawtell Village and Beach for cafes, restaurants, clubs, and pubs, while only minutes to local schools and Toormina Shopping Centre. Mindfully designed to utilize the ideal Northern aspect, the raked ceilings to the living area creates a terrific sense of space, while highlight windows allow an abundance of natural light into the open plan area where you will appreciate this exceptionally inviting space all year round. The remainder of the home has 2.7 high ceilings throughout the generous 250 m<sup>2</sup> of internal floor space, plus a generous double garage and covered outdoor entertainment area. The kitchen offers a finish level to be expected, with stone benchtops, a 900mm cooktop/oven, dishwasher, and attractive fittings. A large servery window opens directly to the alfresco area for convenience when entertaining, while the generous butler's pantry provides all the storage space you will ever need. The main family area connects the dining area, kitchen, and lounge perfectly, with an additional media room found off this for added living space and convenience. The Alfresco area features excellent privacy, offering a secluded outdoor living option and room to entertain friends and family. With easy care planting and lawned space, there is also room for a plunge pool or further planting of flower beds, fruit trees or a veggie patch to suit your needs and lifestyle. The Master bedroom suite is nothing less than impressive, offering vast amounts of storage space to suit even the most remarkable of clothing collections. The open bathroom boasts convenience and modern contemporary design, with a double shower, double basins, and a bathtub for relaxing after those long days or on chilly winter evenings. Wide hallways provide passage to the remaining bedrooms of the home which are all notably large, feature built in wardrobes, carpet underfoot and are serviced by a simply stunning main bathroom. There is a large, family-sized laundry with direct access to the clothesline at the rear of the home for ease of use, and plenty of additional storage space. Whether you are seeking a quiet, peaceful setting as an empty nester or simply searching for a family friendly neighborhood to grow your bustling family, this modern home caters to all. Surrounded by many newly built, quality homes to underpin your purchase, it makes for a dream lifestyle option or blue-chip investment opportunity. Heating/Cooling. In true form, Blue Ribbon has installed fully ducted air conditioning to each room in the home to ensure a comfortable living environment all year round. Able to be zoned for convenience, you can sleep easily knowing each member of the family will be happy no matter what the weather throws your way. About the Builder. Blue Ribbon homes are one of the Coffs Coast most reputable local builders, known for providing attractive, modern living options to the community. Known for their reliable quality and meticulous building style, you can purchase with peace of mind. Having been called upon as a display home since its construction in 2020, 7 Angler Crescent is now ready for its forever owners to take full advantage of the amazing livability and lifestyle this property has to offer. For Consideration. The owners are favourable to a leaseback option while their new display home is being constructed and would welcome the opportunity to occupy the property for an agreed term should it fit in with your needs and plans. Council Rates: \$3,441 Per Annum Land Size: 612 m<sup>2</sup> Estimated Weekly Rental Income: \$850 - \$900 per week. For further information, including details of the building plans and finishes, please call Barry France on 0407 301 404 or enquire online.