

# 73 Faviell Drive, Bonville, NSW 2450



## Sold House

Monday, 11 September 2023

73 Faviell Drive, Bonville, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4800 m2**

**Type: House**



Matt France



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**\$1,320,000**

For those seeking an idyllic semi-rural lifestyle, this exceptionally private offering is the perfect option for both families or downsizers in search of a manageable property with room to breathe. Set back from the main road upon a flat, elevated block, this property features wonderful established gardens, hedging and privacy planting to create a very secluded, tranquil space while only 12 Minutes to the heart of Sawtell Village/Beach and 16 Minutes Coffs Harbour CBD. The home itself offers an open plan design with a spacious living room, large dining area and modernised kitchen with quality appliances and plenty of storage and bench space. The entire home is serviced by a fully ducted and zoned Daikin air conditioning system making the home pleasant in all seasons. Three generously sized bedrooms, all with built in robes and the large Master bedroom includes an ensuite bathroom with direct access to the front verandah with views across the lush lawns and gardens. There is convenient study at the entry of the home, perfectly suited for a home office space. The main bathroom, while original, has been well maintained and offers both a bathtub and shower, with a separate toilet for convenience. A substantial 4 x Bay Shed provides plenty of space for caravan, machinery, work tools or boat storage and includes a large workshop space with benches and additional storage. The planting present throughout the property provide a wonderful character to the outdoor space, with feature Poinciana's, citrus and manicured hedging representing years of established growth only achieved through time. The front and rear lawned areas provide a great sense of space and provide opportunity for further landscaping with room to add a large outdoor entertainment area or a pool if desired. Additionally, a full sprinkler system and access to bore water ensure that the garden will thrive all year round. Overall, an exceptionally welcoming and well-presented property, with Faviell Drive regarded by many to be one of Bonville's most highly regarded and desirable street addresses. Key Features:- Fully ducted and zoned air conditioning system throughout.- 3 Phase Power installed to the property.- 50,000 Lt inground water tank- Ample parking with a double garage + large 4 Bay Shed.- Attractive established and manicured gardens surround the property.- Extensive concrete driveway to the home and shedding.- Easy driving access to Bonville International Golf Course.- Short Driving distance to Bonville Public School and Christian Community School.- 12 Minutes Drive to Sawtell Village/Beach.- 16 Minutes Drive to Coffs Harbour CBD. Council Rates: \$2,528 pa (approx.) Land Size: 4,800 m<sup>2</sup> Zoning: R5 Estimated Rental Return: \$750 - \$780 per week.