

8 McGregor Close, Toormina, NSW 2452

Sold House

Monday, 28 August 2023

8 McGregor Close, Toormina, NSW 2452

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 708 m2

Type: House



Barry France
0407301404



Matt France

Contact agent

Positioned on an elevated block with views of both the mountains and surrounding native bushland, this spacious 3-bedroom, two-bathroom home presents a wonderful lifestyle option, perfectly suited to first home buyers, young families, or investors. The home offers a generous amount of internal living space and its elevation captures that important cooling breeze, keeping the inside cool and comfortable during the warmer months while allowing plenty of natural light into the home. The living room offers plenty of space for a large sofa set and connects to a designated breakout office space, adjoining the kitchen. It features attractive polished timber veneer flooring which compliments the home well, updated LED lighting, updated ceiling fans and is serviced by a split system air conditioner. The kitchen offers plenty of bench space for meal prep and ample storage space for a family. The timber cabinetry is in good order for its age and appliances include an electric oven, dishwasher, and electric cooktop. While exceptionally tidy as is, the benchtops and sink could be replaced to easily modernise the entire space to your taste without a complete renovation. The dining area has a convenient connection to kitchen and outdoor entertainment area and can accommodate an 8-seater dining table with ease. Sliding doors off the dining space give access to a very large Queenslander/sunroom which serves as a fantastic covered outdoor entertainment area for when hosting guests and family. The Master bedroom is very large and features a generous walk-in wardrobe and updated ensuite bathroom with shower, toilet, and vanity. The Master is serviced by a split system air conditioner, ceiling fan and offers carpet underfoot. Both the second and third bedrooms are quite spacious and receive good natural light. Both rooms offer ceiling fans, built-in wardrobes, and are serviced by a great sized main bathroom with both a shower and bathtub. The laundry offers plenty of room for a washer and dryer, while also allowing space for additional storage. It also has direct access to the outdoor area/yard for convenience. The twin car garage has fantastic height clearance which has allowed for a storage mezzanine to be added and is capable of housing a 4WD. Both roller doors are motorised, and the garage features internal access into the home. The yard offers an easy-to-maintain lawned space, with established citrus trees, garden beds and even a chicken coop. The rear section of the backyard receives terrific Northern sun throughout the day and the established planting creates a very private and enjoyable space. The under-house offers additional space for storage of tools and yard items and has potential to be built out into a small workshop if desired in the future.

The Location:- Just 100m walk to bushland trails, leading through beautiful native reserves.- Easy and safe walking distance to multiple local schools and preschools.- 5 minutes' drive to Sawtell Village and Beaches.- 3 Minutes' drive to Toormina Gardens Shopping Centre.- 15 Minutes' drive to Coffs Harbour CBD- 10 Minutes' drive to Coffs Airport.

Construction: Brick veneer structure with brick pier foundations and a concrete tile roof. Built in 1991

Land Size: 708m²

Council Zoning: R2 (Low Density Residential)

Approximate Council Rates: \$3,247 per annum.

Estimated Weekly Rental Income: \$650 - \$670 per week.