

9 Amwil Avenue, Murwillumbah, NSW 2484



Sold House

Wednesday, 23 August 2023

9 Amwil Avenue, Murwillumbah, NSW 2484

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 632 m2

Type: House

\$777,500

This single level family home offers plenty of character and an easy to maintain fully fenced back yard. It is out of flood and less than 2km from the CBD of Murwillumbah. Offering generous proportions with a the large front deck accessing the front sunroom entrance which in turn accesses into the air conditioned living area which offers plenty of character with its beautiful ornate cornicing around the high 2.7m ceilings, and the ever popular timber floors. The bedrooms located on the north side of the house, the main with a generous build in wardrobe and air-conditioned with the other two bedrooms interlinking so can be a second bedroom with a walk in robe/ study /sitting room or if preferred the corridor could be extended to separate them out. If you have an older teenager there is the perfect teenagers retreat out the back to give them their own space or utilise this space for yourself as a home office/studio. This home can be configured to meet your needs. The kitchen has been modernised along with the bathroom giving this home a nice blend between the old and the new. The property captures sunlight (when the sun is out of course) all day long with the generous front deck capturing the morning sun with the backyard being bathed in sun most of the day and afternoon and on those hot summer days there's a majestic large mango tree right at the back of the yard to seek refuge or utilise the pergola at the back of the garage. With the roof of the main house only renewed in 2021 and the outside only repainted in November 2022 these are items that have already been attended to allowing you to concentrate on other areas to add your personal touch. Home features: Timber floors in the living areas. Carpet in the bedrooms but timber underneath if that is your preference. Air-conditioned living area and master bedroom. 2.7 Meter ceiling throughout living area and bedrooms giving that feeling of more space. Ornate cornices throughout much of the house. Updated kitchen and Bathroom. Additional room located in back yard of property. Second toilet and shower located at rear of house accessible from the back yard. Single garage with workshop and pergola attached behind. Backing onto a reserve at the rear of the property it provides an additional play area for the kids without the responsibility to maintain it, how good is that. With an incredible choice of schooling options in the area and your choice of public and private schools for all ages the home is situated within a reasonable distance of all. Easy to maintain, close to amenities, plenty of space, plenty of character, out of flood, in a quiet neighbourhood. What more can one ask for, come take a look at one of the upcoming open homes or contact the agent to make a private inspection. For investors this house has been a rental in the past and has had consistent rental history with good occupancy rates over the years. Travelling distances from 9 Amwil Ave Murwillumbah. Murwillumbah Post Office (CBD) 1.7km Mt St Pats High school 1.5km Murwillumbah Learning Community High School 2.7km Murwillumbah Primary School 750m Gold Coast Airport 33.5km Inspections: Will be great to see you at any of the upcoming Open Homes on the weekend or contact agent to make a private inspection if viewing during the week Disclaimer All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to our office by third parties. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.