

9 Carrywell Crescent, Toormina, NSW 2452

House For Sale

Wednesday, 29 November 2023

9 Carrywell Crescent, Toormina, NSW 2452

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 733 m2

Type: House



Barry France
0407301404



Matt France

\$869,000

Positioned on an elevated block within a family friendly neighbourhood, this spacious home offers a versatile floorplan and fantastic access to local schools, Toormina Shopping Centre, and Sawtell Village/Beach! The upper level has been recently updated offering a very functional, renovated kitchen, modern main bathroom, new floor coverings and a full internal paint. The kitchen offers ample storage cabinetry, plenty of bench space and connects well to the main dining area. The front of the home hosts a great sized lounge room, easily able to accommodate a large sofa set with vision over the front entry and yard. Off the living room there is also a dedicated study with built in storage shelves/cabinets which would make the perfect home office. The office and dining area offer direct access to a covered outdoor balcony, perfect for entertaining guests and family with great vision over the pool for watching the kids. The double garage has been reconfigured to accommodate a home-based business, with a partition wall and additional storage shelves added. This could easily be converted back into vehicle storage if desired, with the additional carport and front yard allowing for an abundance of space for 4 vehicles, plus boat/caravan parking. The generous Master bedroom features an ensuite bathroom with shower, vanity and toilet, ceiling fan and a convenient walk-in wardrobe. The remaining two bedrooms for the upper level can both accommodate a queen bed, feature built in wardrobes and ceiling fans. Downstairs offers a very versatile space which is currently configured as a convenient self-contained 1-bedroom flat. It features its very own kitchen, living area, laundry, and bathroom and can be accessed separately via the yard. The perfect space for a live-in family member, visiting guests or could serve as a convenient income opportunity. Should you require additional bedrooms for a larger family, this space could be easily reconfigured to add a 5th bedroom. The rear yard is low maintenance, with designated lawned space, multiple veggie patches and an above ground pool with solar cover. The pool area connects to a large under house storeroom for all your tools, garden supplies and mower, and there's plenty of space for a large workshop too. Overall, a terrific family home with convenient access to local amenities, Sawtell, schools and the stunning Bongil, Bongil National Park. This property also represents a fantastic investment opportunity that will cater perfectly to the current undersupply of larger homes in our local area. Land Size: 733 m² Council Rates: \$3,116 PA Built (Approx): 1988 Solar: 6.6kw Solar Power System, 400L Solarhart Hot Water System Estimated Rental Income: Self-contained Flat - \$300 per week. Upper Level - \$550 per week. Entire House - \$850 per week (minimum).