

31 Bonville Waters Drive, Sawtell, NSW 2452

House For Sale

Tuesday, 2 July 2024

the edge
COFFS HARBOUR

31 Bonville Waters Drive, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 703 m2

Type: House

\$1,100,000

Positioned in the desirable Bonville Waters, this charming family home provides the perfect blend of comfort and convenience. Offering a versatile layout and an enviable location, ideal for those seeking a relaxed coastal lifestyle. The home boasts three well-appointed bedrooms, plus an additional room which can serve as a large bedroom and a home office space. Enjoy the spacious front lounge with a bay window, creating a bright and inviting atmosphere. The modern kitchen and dining area flow seamlessly into an enclosed sunroom, providing a wonderful space for entertaining or simply relaxing while overlooking the pool. Step outside to the covered patio, which opens to a lush backyard - an ideal spot for family gatherings, BBQs, and outdoor enjoyment. The sparkling salt water swimming pool is surrounded by lush tropical gardens - a perfect spot for those warm summer days. Situated just across the road from Bonville Creek, this home offers easy access to serene waterside activities. Additionally, the walking tracks of Bongil Bongil National Park are a mere 50 meters away, perfect for nature enthusiasts and outdoor adventurers. Whether you're looking for a comfortable family home or a tranquil retreat, 31 Bonville Waters Drive provides the best of both worlds. Contact us today to arrange a viewing and experience the charm of Sawtell living! Rental Return: \$730pw (current) - Modern kitchen with stainless steel appliances- Spacious lounge with bay window- Additional sunroom living space overlooking pool- Salt water in-ground swimming pool- Spacious rear yard with garden shed- Solar panel system Land size: 703m² (approx.) - Rates: \$3,140pa (approx.)