

83 Boronia Street, Sawtell, NSW, 2452



House For Sale

Tuesday, 6 August 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Matt France

Lifestyle Opportunity in the heart of Sawtell Village

Close walking distance to the heart of Sawtell Village, this inviting brick veneer home offers both character and convenience, representing a wonderful chance to secure the Sawtell lifestyle opportunity you have been patiently waiting for!

As you arrive you are greeted by a spacious front verandah which captures the morning sun and makes for the perfect space to enjoy your morning coffee before the village awakens. A wide entry hallway connects you to the centre of the home, with the period era features and beautiful hardwood timber flooring providing true character, complimented by the high ceilings which create a terrific sense of space.

The two front bedrooms are incredibly spacious, with large built-in wardrobes and plenty of natural light throughout the day. Bedroom 1 also features direct access to an additional room at the front of the home, connected to the front verandah via french doors. This space would make for an ideal front office or parents' retreat, though could also be altered to increase the room size even further if desired.

A versatile floorplan, the original home was tastefully extended to create an exceptionally large living area, third bedroom, separate laundry and 2nd bathroom. The large living area enjoys connection to the kitchen and features raised ceilings, with a bi-fold door also connecting it directly to the large, covered outdoor entertainment deck.

The covered entertainment deck is a fantastic space to be in and a real highlight of the home. Large enough to host bigger events with friends and family, it also receives natural light from the North while offering private outlook across the yard towards the creek and Sawtell Golf Course. The rear yard space features established gardens and lawned space, with plenty of potential for further planting or the addition of a pool if desired. There is also a paved section to the North that would be perfect for a fire pit.

The single car garage is detached from the home and offers space for a small workshop bench or extra storage, and a carport could be easily added to the front for those wanting covered parking for two vehicles.

Overall, the home is in move in ready condition with plenty of scope to modernise to your own taste in the future. Offering its own unique charm that is very hard to replicate in modern builds, 83 Boronia Street is the perfect option for downsizers, empty nesters or families wanting the convenience of being close walking distance to the village and beach, without sacrificing yard space and privacy.

Council Rates: \$4,730 Per Annum

Land Size: 714 Sqm

Solar Power System: Approx 6 kw