

**1/5 Werambie Street, Toormina, NSW, 2452**

**Villa For Sale**

Tuesday, 6 August 2024

**1/5 Werambie Street, Toormina, NSW, 2452**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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## Single level villa – walk to everything

Positioned within a quiet and secure complex of four, this modern villa offers the perfect blend of convenience and tranquillity. Located only a short stroll away from Boambee Creek and Toormina Gardens Shopping Centre, as well as just minutes' drive from cafes, shops and the beautiful beaches of Sawtell.

Built by a reputable local builder approximately 8 years ago, this single level villa features an open plan kitchen, dining, and living area designed for seamless living. The modern kitchen is a highlight, boasting stone benchtops and additional pantry space. Enjoy the added flexibility of a separate media/living room, perfect for relaxation or entertainment.

The villa includes two generously sized bedrooms, each equipped with built-in wardrobes and ceiling fans. The open plan living area enjoys air-conditioning for year-round comfort. The main bathroom is stylish and functional with a bath, shower, and vanity, complemented by a separate powder room with an additional vanity area.

Step outside to the undercover alfresco area with its own private garden, ideal for outdoor dining and entertaining friends and family. A separate, private and fenced utility and clothesline courtyard adds to the home's practicality, as does the single lock up garage with internal access.

This property represents a great opportunity for first home buyers, investors, or owner occupier alike, who are looking for a quality property close to both town and beach with strong future capital growth potential.

### Features:

- Single level villa in small complex of 4
- Two bedrooms, both with built-ins and ceiling fans
- Modern kitchen with stone benchtops
- Open plan living and dining area with air con
- Separate media room that could be converted into 3rd bedroom
- Main bathroom with bath, shower and vanity
- Separate powder room with its own vanity area
- Internal laundry
- Generous undercover alfresco area with private gardens
- Separate utility and clothesline courtyard
- Single lock up garage with internal access
- Current rental appraisal \$520-\$550 per week
- Short walk to Boambee Creek & Toormina Gardens Shopping Centre
- Only minutes from cafes, shops and beaches of Sawtell

Strata fees: \$1,400 per year approx.

Council rates: \$2,587 per year approx.

Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries