

1/38 Corrigan Ave, Toormina, NSW, 2452



House For Sale

Wednesday, 18 December 2024

1/38 Corrigan Ave, Toormina, NSW, 2452

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Matt France

Low-maintenance 3 Bedroom Villa!

Positioned at the rear of the block with views over the council reserve, this fantastic 3-bedroom villa is perfect for first-home buyers, downsizers or investors searching for a very low-maintenance and easy-to-care for home, that still offers a spacious internal floorplan.

Having received a recent internal repaint and offering updated light fittings, window furnishings and flooring, this villa is a 'move in ready' option that has plenty of potential for further improvements in time if desired.

All three bedrooms offer built-in wardrobes, ceiling fans and carpet, with the larger Master bedroom enjoying outlook over the rear yard and plenty of room to accommodate a King-sized bed with side tables.

The living area is larger than often found in a villa, with great connection to the kitchen and dining area and enjoying views over the adjoining council reserve. Established boundary planting provides good privacy while still allowing plenty of natural light into the home.

The fully fenced rear yard is very spacious and receives sunlight all year round, while offering ample room to add a veggie patch, additional planting or a covered deck/patio in the future. The front yard space provides a second lawned area that could be fenced off for privacy or could even be concreted and utilized for additional parking space.

With only two villas within the strata/block, it's an ideal situation for those considering a strata-titled home but have concerns over buying into a larger complex with multiple owners. Close driving distance to Toormina Shopping Centre, local schools and just 6 minutes to Sawtell Village/Beach, this villa is a fantastic choice for those wanting both convenience to amenities and a low-maintenance living option in one!

Strata Fee - \$5,250 Per Annum

Council Rates: \$2,794 Per Annum

On-title Land Size: 270m²

Estimated Rental Return: \$580 per week

Note: Digital styling has been used in certain images to provide visual perspective on room size and potential layouts for furniture.