

37 Sixteenth Avenue, Sawtell, NSW 2452



Sold House

Tuesday, 7 January 2025

37 Sixteenth Avenue, Sawtell, NSW 2452

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 992 m2

Type: House



Matt France

\$1,200,000

Positioned on a generous 992m² block, this traditional coastal home offers a truly fantastic lifestyle opportunity. Featuring an exceptionally versatile floorplan, a terrific rear yard and walking access to Sawtell Village and Beach, this home is perfect for buyers wanting all the conveniences of Sawtell Village living, without sacrificing space to breathe. Internally, the home has had some updates, with a full internal repaint, lighting and new carpets added to the bedrooms. The central living area is the heart of the home, connecting well with the kitchen and dining area and offering character through its exposed timber beams, cypress pine ceilings and feature brick fireplace. Northern aspect benefits for the kitchen, dining, living room, family room and a good portion of the covered outdoor area enjoy the natural light and winter sun. The kitchen offers plenty of storage, a new electric hotplate/oven and a dishwasher for convenience, while also allowing direct access to the large, covered, outdoor deck. The outdoor entertainment deck is very large and makes for a wonderful space to host friends and family with peaceful outlook over the spacious rear yard. The Master bedroom is well sized and features a walk-through wardrobe and ensuite bathroom, with the other three bedrooms all featuring BIR's as well. There is a secondary living area at the front of the home which provides that important extra space, which could also serve as a 5th bedroom for bigger families, and a study/home office located in the center of the home. The main bathroom, while not brand new and modern, is very functional and in great order. It connects to sizeable laundry space with more storage cupboards and a separate toilet. Stepping outside, the rear yard is very impressive, offering a generous amount of lawn space, established garden beds with trees, a greenhouse and even a veggie patch. There is a 3mx3m garden shed (on slab) for storing your mower and garden tools and the entire space is fully fenced for privacy. The freestanding Colorbond garage is large, providing parking for two smaller vehicles while also offering a workshop and additional storage room. The driveway could allow access to the yard for vehicles and there is a separate driveway on the southern side of the home for further off-street parking, which would be ideal for storing your caravan or boat if needed. Overall, a wonderful option for families or downsizers, providing plenty of internal and external living space with Sawtell village right at your fingertips. Note: The position of the existing dwelling on the block could allow potential for sub-division of a separate block at the rear of the property, Subject to Council Approval. This could allow for a separate home to be built or could accommodate a dual occupancy scenario for families looking to purchase/live together. Additional Features:- Split system air conditioner to the living room.- Full internal repaint, part external repaint.- Updated carpets, fans, lighting.- Solar Power System, Solar Hot Water System Council Rates: \$4,402 per annum Land Size: 992.7m², zoned R2