

# 9 Ella Close, Bonny Hills, NSW 2445

## House For Sale

Friday, 27 December 2024

9 Ella Close, Bonny Hills, NSW 2445

**Bedrooms: 4**

**Bathrooms: 2**

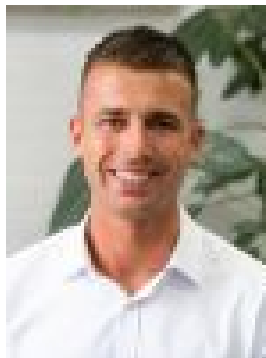
**Parkings: 2**

**Area: 451 m2**

**Type: House**



Stewart O'Brien  
0409707441



Luke Martin  
0408598029

## **Auction - Guide \$1,150,000 - \$1,220,000**

Welcome to 9 Ella Close, Bonny Hills - a coastal family haven that perfectly captures the relaxed lifestyle the Mid North Coast is renowned for. Ideally located just 700m from the golden sands of Rainbow Beach, local cafes, shops, and a family-friendly tavern, this stunning home has been thoughtfully designed over two spacious levels with a north-to-rear aspect to maximise natural light and comfort. Lower Level- North-facing open-plan living area with 9ft ceilings, Karndean timber-look vinyl planks, and air conditioning for year-round comfort- Well-appointed galley-style kitchen featuring galaxy granite benchtops, premium 900mm appliances, and a large walk-in pantry- Spacious main bedroom with a stylish ensuite showcasing floor-to-ceiling tiles and a walk-in shower, plus a walk-in robe and air conditioning- Abundant storage options including multiple linen cupboards and under-stair storage Upper Level- Sun-filled living space with a cozy northern aspect-ideal for the kids or extended family, complete with air conditioning- Three queen-sized bedrooms, all featuring built-in robes- Family bathroom with floor-to-ceiling porcelain tiles, extra-large bath, and a separate toilet The Lifestyle- North-facing entertaining deck with high ceilings - perfect for hosting large family gatherings- Custom-designed saltwater concrete pool with glass fencing, creating your own private retreat- Easy 600m walk to Rainbow Beach, parklands, and the beautiful coastline The Extras- Oversized garage (7m deep x 5.95m wide) with space for two cars plus a workshop area- 10.375kW solar system with 8kW Sungrow inverter and the future proof ability to add battery capacity for energy efficiency- Low-maintenance gardens and grassed areas, giving you more time to enjoy your weekends- 5,000-litre water tank plumbed to external taps, toilets, and the washing machine This is what true coastal living is all about. Don't miss your opportunity to secure this exceptional home-be ready to buy on Auction Day. Your family will thank you for years to come! Property Details Council Rates - \$3,000 pa approx. Land Size - 451.6m<sup>2</sup> Rental Potential - \$850 - \$900 per week approx. DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.