

4/136 First Avenue, Sawtell, NSW 2452

Sold Villa

Tuesday, 7 January 2025

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 118 m2

Type: Villa



Matt France

\$780,000

Just 150m walk to the sand of Murrays Beach, this spacious 3-bedroom Villa presents a fantastic opportunity for downsizers, retirees or first home buyers wanting a low-maintenance coastal lifestyle option. Featuring a very generous layout, the living area can easily accommodate a large sofa set and connects well to the dedicated dining area and kitchen. The kitchen offers a breakfast bar, plenty of cupboard space and great connection to the rear courtyard and covered alfresco area. The Master bedroom is large, with a bay style window allowing in plenty of natural light and a generous amount of built in wardrobe space. The master also has direct access to the 2-way bathroom for convenience. Bedrooms 2 and 3 offer built in wardrobes, ceiling fans and separation from the Master bedroom. The main bathroom offers a shower, bathtub and toilet. There is a separate vanity and 2nd toilet for convenience. The rear courtyard enjoys great privacy and is exceptionally low maintenance, being mostly paved with garden beds along the perimeter with established sub-tropical planting/screening for privacy. The large single car garage offers additional space for storage and connects to a large separate laundry. Overall, an excellent option for those wanting a low-maintenance lifestyle, without sacrificing the important internal living space, while just moments to the beach. Additional Features:- Reverse Cycle Air Conditioner.- Fully fenced, private courtyard.- Rare three-bedroom configuration.- The complex has a total of 7 units of mainly owner occupiers.- 150m walk to the access for Murrays Beach. 300m to Hilltop Café.- Walking distance to Sawtell Village for Restaurants, Cafes, Surf club, Pub and RSL.- Approx. 10 min drive to Coffs Harbour Airport, 14 min to Coffs Harbour CBD.- Large single garage with internal access to the villa. Council Rates: \$2,734 PA (approx.) Strata Fee's: \$3,661 PA Current Rental Income: \$550 per week. There is a current tenancy agreement in place until 18 June 2025. This complex is pet friendly, though does not allow short term holiday letting.