

3/31 Sawtell Rd, Toormina, NSW 2452**Sold - 17/12/2025**Townhouse 2  1  1 **Tidy townhouse opposite Boambee Creek Reserve**

Leave the car at home and wander across the road to beautiful Boambee Creek, where picnics, paddleboarding and gentle swims can become part of your everyday routine. Just moments away, the lively Sawtell Village awaits with its inviting cafes, bars, restaurants, hotel, ex-services club, boutique shops and stunning surf beach. Golf and tennis enthusiasts will also love the proximity to the Sawtell Golf and Tennis clubs. Tucked privately at the rear of a boutique complex of just three, this two-storey townhouse offers convenience and charm in equal measure.

Open for Inspection

By Appointment.

Neat, tidy and well cared for, the property currently has an excellent tenant in place (\$520 per week). It has recently been repainted, includes new carpet upstairs, and a new screen door will be installed imminently at the front entrance. A fenced court garden adds extra appeal, along with a single lock-up garage featuring internal access. Downstairs, the spacious living and dining area feels light and refreshing, enhanced by newly installed air conditioning, while the modern kitchen sits separately yet seamlessly connected. The living space flows onto a balcony-an ideal spot for a quiet drink or keeping an eye on younger family members. The internal laundry is located at the rear of the garage, and there's also a handy downstairs powder room.

Upstairs, you'll find two generously sized bedrooms, each equipped with its own new air-conditioning unit for year-round comfort.

Whether you're looking for a smart investment or a low-maintenance home in an incredibly convenient location, this townhouse is an appealing choice. Easy care living and affordable strata fees make it even more enticing.

Council rates \$2,823 pa

Strata levies \$2,550 pa

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.

Listed By

Caroline Campbell

Phone: (02) 6652 1144

Mobile: 0402 889 441

