

## 38 Coorabin Cres, Toormina, NSW 2452

\$870,000

House 4 2 3



### Family home with potential, great land and shed

Elevated to capture breezes and views, and located just a short stroll from Toormina Gardens Shopping Centre, the popular Toormina Hotel, and local schools, this family home combines convenience, space, and potential.

#### Open for Inspection

By Appointment.

The home offers a living room with area views and access to a large balcony that enjoys the morning sun. There is a good-sized kitchen with a dining area and access to a north-facing sunroom, which overlooks the backyard and serene trees.

The bedrooms include ceiling fans and built-in wardrobes. The main bathroom is functional and features a bathtub, separate shower, and a separate toilet for added convenience. The home has undergone few upgrades in the last 12 months.

The land is generously sized and offers plenty of space for kids, pets, and a pool if desired. The property provides ample car parking, including a double lock-up garage and a drive-through carport, with enough space for a boat or caravan, as well as a 5.3m x 5.9m large shed. The shed is also ideal for a workshop, man cave, or additional storage.

The downstairs area and double lock-up garage have the potential to be converted into an additional bedroom and living area (STCA) and already include a private bathroom with a toilet and separate shower. Adjacent to the garage is a covered outdoor area with a sink and bench. Additional features includes NBN-connectivity and a 6.6kWh solar system which helps reduce electricity bills.

Council rates: \$3,510 per annum

Rental appraisal: \$690-\$740 per week

Zoning: R2

Land size: 753m2 approx.

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

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