



125 Sawtell Road TOORMINA, NSW 3 1 3

"Perfect 1st Home Or Investment"

Located only minutes from Sawtell Beach and within walking distance to Toormina Shopping Centre this deceiving property presents a variety of options. The solid 3 bedroom home features air conditioning, timber floors, a spacious lounge, plus a sunroom and covered entertaining deck. For those needing extra storage the single garage provides drive through access to the backyard which is complete with a huge 6m x 9m colorbond shed. Positioned on an 1107m2 block with R3 - medium density zoning there's the opportunity for smart investors to take advantage of the development potential (subject to CHCC approval) and reap the rewards.

Price: O/O \$320,000



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