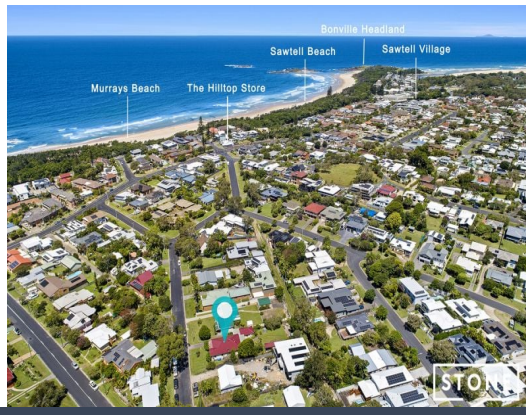








17 Nineteenth Avenue Sawtell, NSW

4 2 1

Coastal Opportunity in Blue-Chip Sawtell Location

Positioned in one of Sawtell's most tightly held coastal pockets, 17 Nineteenth Avenue presents an exceptional opportunity to secure a substantial 1,088sqm level parcel just moments from the sand and village heart. Brimming with potential, this four-bedroom residence offers the perfect foundation to renovate, reimagine or redevelop in a blue-chip location where lifestyle and long-term value go hand in hand.

Price: $1,465,000
Council Rates: $1,380.25 p/q



Luke Wenban
0418 165 979

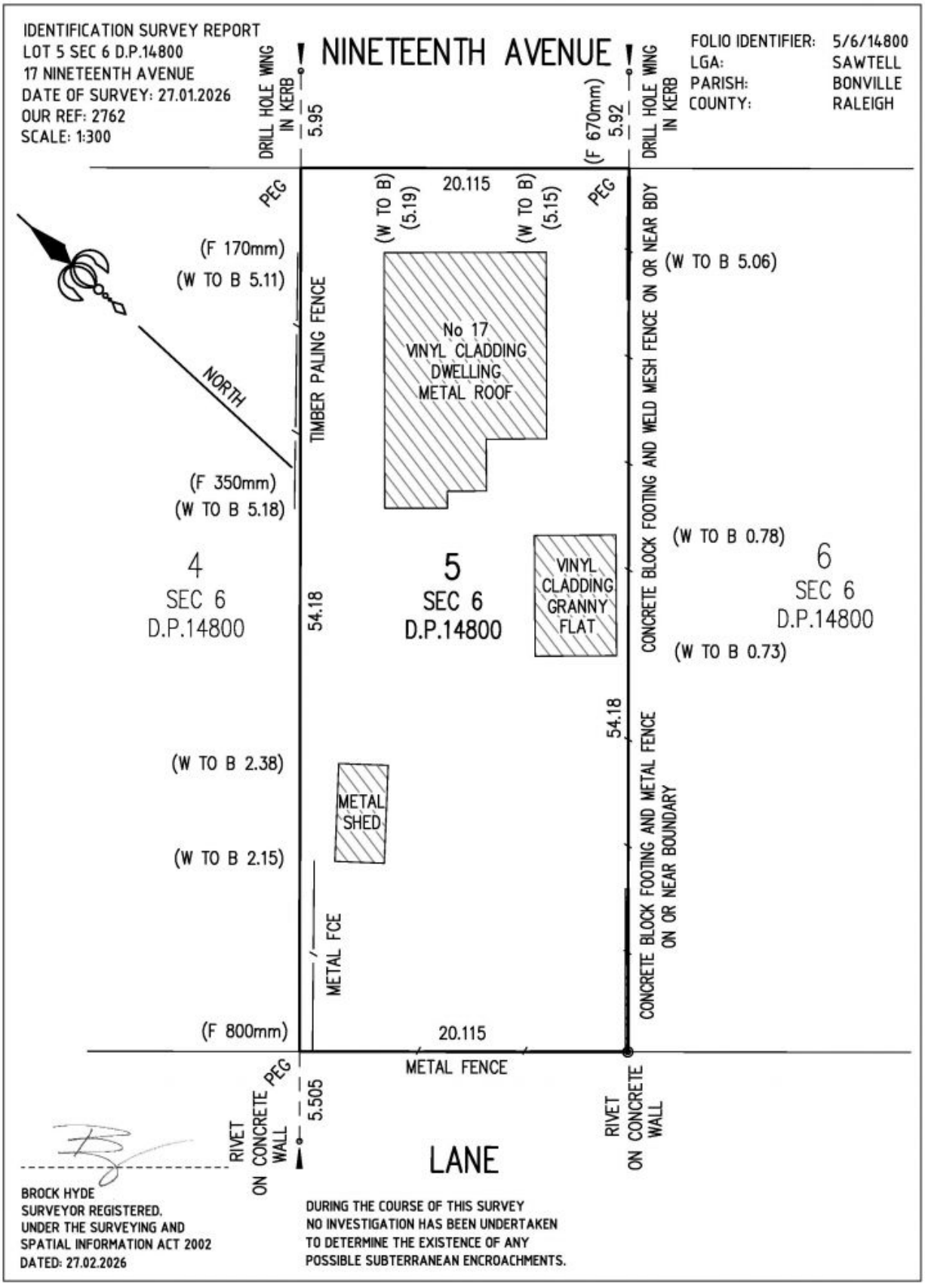
https://www.stonerealestate.com.au/8637409

17 Nineteenth Avenue
Sawtell, NSW 2452

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.


IDENTIFICATION SURVEY REPORT
LOT 5 SEC 6 D.P.14800
17 NINETEENTH AVENUE
DATE OF SURVEY: 27.01.2026
OUR REF: 2762
SCALE: 1:300
NINETEENTH AVENUE
FOLIO IDENTIFIER: 5/6/14800
LGA: SAWTELL
PARISH: BONVILLE
COUNTY: RALEIGH
DRILL HOLE WING IN KERB
5.95
(F 670mm)
5.92
DRILL HOLE WING IN KERB
PEG
(W TO B) (5.19)
20.115
(W TO B) (5.15)
PEG
(F 170mm)
(W TO B 5.11)
(W TO B 5.06)
NORTH
TIMBER PALING FENCE
No 17
VINYL CLADDING
DWELLING
METAL ROOF
CONCRETE BLOCK FOOTING AND WELD MESH FENCE ON OR NEAR BDY
(F 350mm)
(W TO B 5.18)
(W TO B 0.78)
4
SEC 6
D.P.14800
5
SEC 6
D.P.14800
VINYL CLADDING GRANNY FLAT
6
SEC 6
D.P.14800
(W TO B 0.73)
54.18
54.18
(W TO B 2.38)
METAL SHED
(W TO B 2.15)
METAL FCE
CONCRETE BLOCK FOOTING AND METAL FENCE ON OR NEAR BOUNDARY
(F 800mm)
20.115
METAL FENCE
PEG
5.505
RIVET ON CONCRETE WALL
RIVET ON CONCRETE WALL
LANE
BROCK HYDE
SURVEYOR REGISTERED.
UNDER THE SURVEYING AND
SPATIAL INFORMATION ACT 2002
DATED: 27.02.2026
DURING THE COURSE OF THIS SURVEY
NO INVESTIGATION HAS BEEN UNDERTAKEN
TO DETERMINE THE EXISTENCE OF ANY
POSSIBLE SUBTERRANEAN ENCROACHMENTS.