



**SOLD**

## PERCHED HIGH ON THE HILL IN SAWTELL

If you would like to spend the rest of your life in sunny Sawtell, in a very much in-demand location with fine dining, great cafes, cinema, ex-services club, bowling club and restaurants. Only 20 minutes walk into Sawtell where it's renowned for its great beaches and surfing. Visit the headlands where you can whale watch at your leisure. This property is a must to inspect !!!

The spacious Open- living and dining area lead through sliding glass doors where entertaining continues to unveil seamlessly to dissolve the boundaries of indoor/outdoor living to a all-weather timber deck with views out to the mountains and beyond. The land size is 808 m<sup>2</sup> the backyard is very private in leafy surrounds.

The kitchen is centrally located and features all electric appliances, generous bench space and oodles of cupboards space and storage.

The 3 spacious bedrooms are elevated all with built-in's and share easy access to a functional bathroom. There is also an additional shower and toilet located in the laundry.

There is a double car garage that also has an additional workspace and additional space for a motorbike, kayak and other toys.

Just a walk to the Sawtell bus stop only 3 doors away - so much to offer in this property. Call Cheryl Donaldson today on 0466 037 468. For your private inspection.

**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$930,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Approx Internal Area 106m<sup>2</sup>  
Approx External Area 31m<sup>2</sup>  
Approx Garage Area 54m<sup>2</sup>  
While [www.atrealty.com.au](http://www.atrealty.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 181 Lyons Road, Sawtell

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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