



FOR SALE

SPACIOUS THREE-BEDROOM VILLA IN PRIME SAWTELL LOCATION

Escape to the heart of Sawtell with this beautifully presented three-bedroom villa, perfectly located on the coveted east side of First Avenue. Just moments from the beach and the vibrant cafe culture, this is coastal living at its best.

Designed by the renowned Hopwood Homes, this stunning brick and tile residence spans two levels, offering a spacious, light-filled retreat. With all bedrooms featuring built-in wardrobes and the master suite offering a generous walk-in wardrobe, every detail has been carefully considered for comfort and style.

The polished timber floors flow seamlessly through the open-plan living spaces, creating a warm, inviting atmosphere. The modern kitchen, dining, and living areas open onto a North facing rear deck—your ideal spot for alfresco dining or simply soaking up the relaxed coastal lifestyle.

The double garage with internal access offers space and convenience, with the added bonus of a large under-house storage area and a second bathroom and laundry downstairs.

Step outside and enjoy the simple pleasures of beach access via the rear lane, or take a leisurely stroll to the Hilltop Cafe and vibrant main street of First Avenue. This villa places you at the heart of everything Sawtell has to offer—whether it's lazy beach days, vibrant community life, or dining at your favourite local cafe.

This is more than just a home—it's an opportunity to embrace the relaxed, coastal lifestyle you've been dreaming of. Don't miss out on securing your piece of paradise in Sawtell. Book your inspection today and start living the life you deserve.

Council Rates: \$2,734 pa
Age: 2001
Strata Fees: \$4,380 pa
Zoning: R1

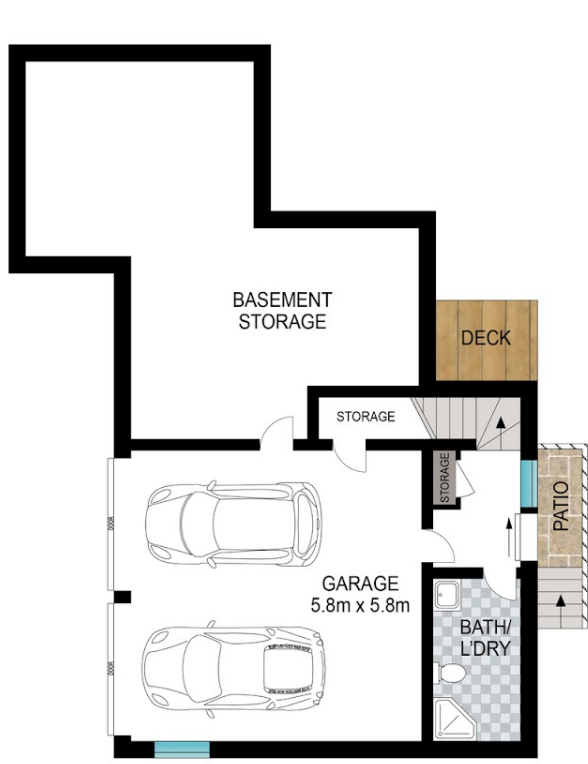
3 BED | 2 BATH | 2 CAR

PRICE:
Market Preview

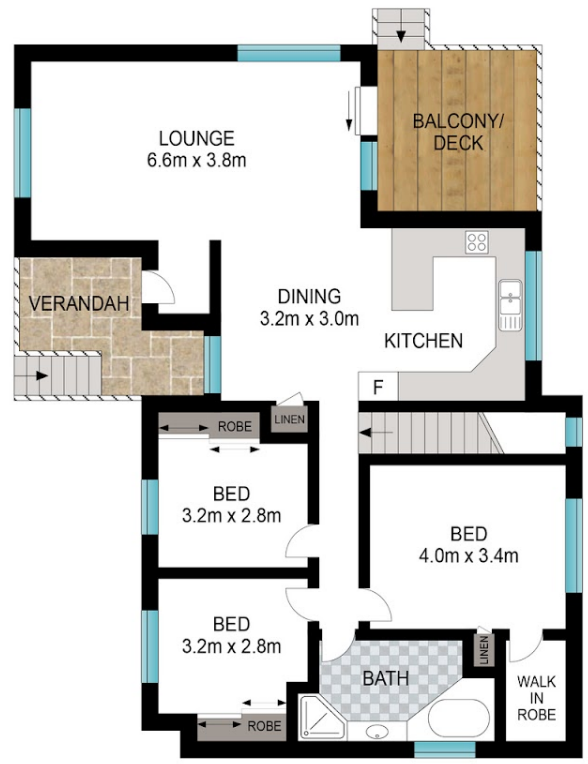
OPEN FOR INSPECTION:
N/A



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BASEMENT



FIRST LEVEL



INT: 197 m²
EXT: 20 m²



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

1/136 First Avenue, 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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