



**SOLD**

## ENDLESS POTENTIAL IN A PRIME LOCATION

Positioned on an elevated North-facing block, this charming 3-bedroom home offers a perfect balance of comfort, style, and convenience. Boasting a spacious, level backyard and abundant natural light, this property is designed to capture coastal breezes and provides a serene living environment.

The home features multiple living areas, providing far more space than the average 3-bedroom residence, ensuring ample room for both relaxation and entertaining. Recently renovated, the kitchen exudes a modern, tasteful design, leaving plenty of potential for further enhancements throughout the home. All three generously sized bedrooms come equipped with built-in wardrobes for added convenience.

The well-maintained bathroom retains its retro charm, with the original fixtures adding character, including a sought-after bathtub and separate WC. The large laundry is conveniently located with easy access to the clothesline, plus an additional toilet for added practicality.

Outdoor living is at its finest here, with multiple areas to enjoy throughout the day—perfect for hosting gatherings with family and friends. For those eager to add their personal touch, a fresh coat of paint would make a world of difference, and the addition of bi-fold doors leading to a front deck could completely transform the home.

Additional features include air-conditioning, a cozy fireplace, a remote lock-up garage, and a fully fenced yard with established gardens, including mature orange, mango, and lime trees.

The location couldn't be more convenient, with schools and daycares within walking distance. A major shopping center, airport, university, hospital, cafes, pubs, clubs, and the vibrant Sawtell main street and stunning beaches are all less than a 10-minute drive away, offering a truly hassle-free coastal lifestyle.

This sought-after street has a proven track record with some of the highest sale prices in Toormina. Don't miss your chance to inspect this rare gem—properties like this don't last long!

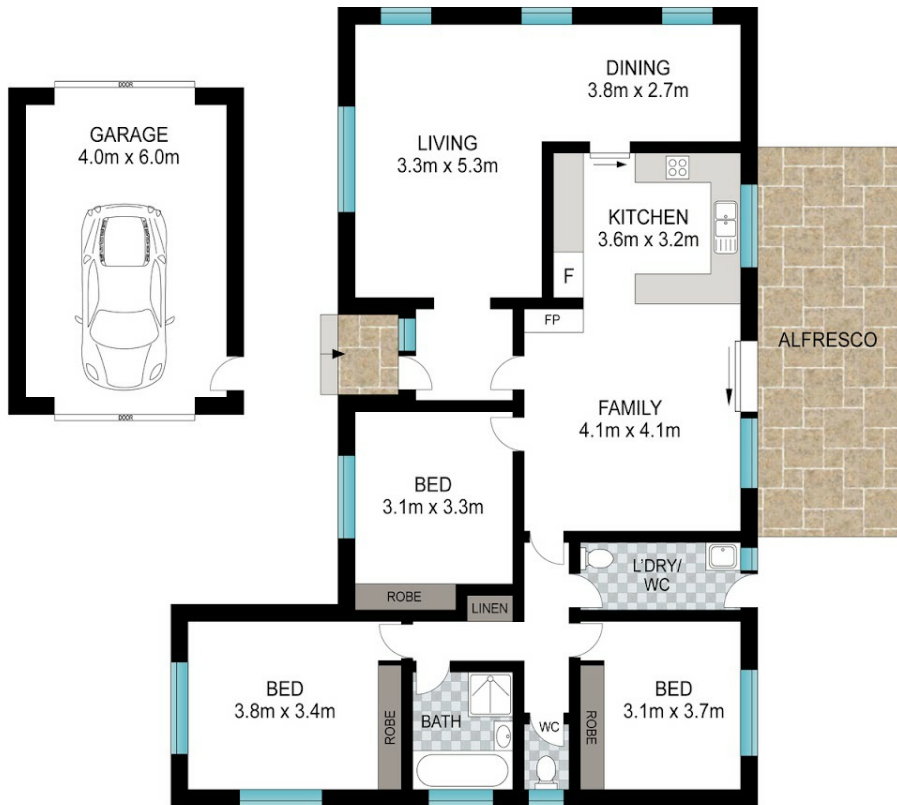
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$710,000**

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



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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.

INT: 127 m<sup>2</sup>  
EXT: 24 m<sup>2</sup>

12 Carrywell Crescent, Toormina



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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