

**1/18 Green Links Avenue, Coffs Harbour, NSW 2450**



## House For Sale

Wednesday, 8 November 2023

1/18 Green Links Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tom Sullivan  
0400446332

**\$690,000**

There is a lot more 'house' in this townhouse! Conveniently located and elevated from the street, this is a fantastic opportunity for the first home buyer, investors, or those looking to downsize. On the upper level, the open plan living and dining overlooks the front balcony, with leafy views over the golf course and surrounding neighbourhood. The kitchen has a large pantry and plenty of space on the new benchtop and a reverse cycle air-conditioner provides comfort throughout the seasons. Through sliding doors, one can access the fully-fenced, covered alfresco designed for ultimate privacy. The low maintenance gardens are a welcoming touch. The master bedroom, located on the entry level, includes an ensuite and large wardrobe. The oversized room provides space for a sitting area along with sliding doors out to a small patio. An additional 2 bedrooms, one queen and one double, are located on the upper level and each has a built-in wardrobe. The main bathroom includes a bathtub and separate WC. Storage will not be a problem with a single garage allowing access to large under-house storage, as well as under-stairs storage, laundry room and oversized linen cupboard. An extra spot for off street parking is provided at the front of the home. As a self-managed strata with only one other property, costs are kept exceptionally low. Whether for an investor or owner occupier, this updated home will be hard to pass by. Rental Return: \$580p.w (actual)\* Low-maintenance home in central location.\* 3 good size bedrooms with built-in robes.\* Main bedroom with ensuite and sitting area.\* Elevated views over surrounding neighbourhood.\* Single lock-up garage + 2nd off street parking space.\* Covered alfresco set among easy care gardens.\* Close proximity to Coffs Harbour CBD. Rates: \$2,677pa (approx.) - Strata: \$2,169pa (approx.)