

# 10 Katherine Close, Coffs Harbour, NSW 2450

## Sold House

Monday, 11 September 2023



10 Katherine Close, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 731 m2**

**Type: House**



Kim McGinty  
0432953796



Chris Hines

**\$610,000**

This neat and tidy home is a great opportunity for those wanting a low maintenance investment property with tenants already in place. The property will also suit those looking to get into the property market or for downsizers looking for level living. The home features three bedrooms, which are located off the hallway, away from the living areas. All the bedrooms have carpet, ceiling fans, and the main bedroom has a built-in wardrobe. The updated bathroom is adjacent, and there is a separate toilet. The functional kitchen has a large corner pantry, a Westinghouse all-in-one electric oven, and cooktop. Flowing on from is the light-filled sunroom with modern feature wall at the rear of the home. The sunroom is the perfect spot to sit and relax no matter what the weather is doing. There is a sliding door providing easy access out to the covered entertaining area which overlooks the fully fenced level rear yard. For parking there is a single lock-up garage, and a garden shed in the rear yard provides storage for the mower and gardening tools. There are current tenants in place on an expired lease paying \$550 per week, that keep the property in great condition that would love to stay on and keep enjoying this low maintenance property. The location is ideal for those wanting to be in walking distance of local shops, such as the Bray Street Shopping Complex with Spar Supermarket, Bakery, Butchers, Newsagent and Take Away shop, that is only approximately 900m or a short drive to Park Beach Plaza. It is also only about 2.7km (approx.) from beautiful Macauley's Headland and Diggers Beach. [unre.com.au/kat10](http://unre.com.au/kat10) RATES: \$3,002.00 per annum LAND SIZE: 731 sqm BUILT: 1978 Whilst every care has been taken in respect of the information contained herein no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries.