

**13 Fiddaman Road, Emerald Beach, NSW 2456**

**Sold House**

Friday, 18 August 2023

**the edge**  
COFFS HARBOUR

13 Fiddaman Road, Emerald Beach, NSW 2456

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**

**\$780,000**

Character filled brick and tile home in great beach location. The home features raked ceilings in the main living area and the sunken carpeted lounge sets it off. The enclosed tiled sunroom could be used as family room or large dining and flows out to the covered large entertaining area. There is also a smaller dining space that also could be used as home office area. The country kitchen is a great size and has dishwasher, walk in pantry and adjoining laundry that could be developed in the future to a butler's pantry. Four bedrooms in total three with built ins and two with ceiling fans and the bathroom has separate toilet and bath. Plenty of space outside and covered verandas on two sides to capture the cool breezes and winter sun. There is internal access from the single remote control garage that has plenty of roof space for potential storage and work shop area, the home has security front and back screens and there is also a garden shed in the back yard. Emerald beach has beautiful surf beaches café and restaurant and is minutes away from Moonee beach shopping centre. So, if you're looking for an investment for future gain, downsizing or looking for your first home then this is a must to inspect and at this price point it won't last long! Rental forecast: \$610 - \$630 per week Land size: 556m<sup>2</sup>(approx.) - Rates: \$3,122pa (approx.)