

# 19/11 Donn-Patterson Drive, Coffs Harbour, NSW 2450

## Sold Villa

Friday, 25 August 2023

19/11 Donn-Patterson Drive, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**

**\$500,000**

Single level villa - spacious and easy to maintain This single level and easy to maintain villa is perfect for downsizers, first home buyers and investors with great rental return. Quietly situated at the end of Palm Villas complex, this property is ready to move into and start enjoying your easy lifestyle. The floor plan is spacious and offers a sunny north facing open plan dining/kitchen/living area with fan and mountain glimpses. The kitchen was fully renovated earlier this year and is complete with matching built-in oven and microwave, dishwasher, pull out pantry, soft close drawers, vented range hood and gas stove. The converted garage is a great bonus and is ideal as another living area/home office/rumpus room/third bedroom (STCA). Council rates: \$2,475 per annum Strata rates: \$2,212 per annum Rental appraisal: \$480-\$500 per week Additional features that we love: - ☑ Spacious bedrooms with built-in robes - ☑ Completely renovated kitchen in early 2023, large fridge space - ☑ Internal laundry, bathroom with bathtub, separate shower and separate toilet - ☑ Fully fenced backyard with outdoor entertaining area - ☑ Freshly painted throughout, security screens, solar hot water - ☑ New flooring, new remote-controlled fans and lights - ☑ Designated car space at the front of the villa + additional visitors parking nearby -

Close to transport, there is a bus-stop around the corner - ☑ Few minutes to Baringa Hospital, Bray Street Shops, school and childcare centres - ☑ Less than 10 minutes to Coffs Harbour CBD, restaurants and the beaches Disclaimer: Agent does not guarantee accuracy of the information. Purchasers need to make their own independent enquiries.