

# 2 Leander Close, Coffs Harbour, NSW 2450

## Sold House

Thursday, 21 September 2023

2 Leander Close, Coffs Harbour, NSW 2450

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 648 m<sup>2</sup>

Type: House

**\$778,000**

Single level and sturdy home in a desired location Situated within a sought-after area of Coffs Harbour is this spacious, single-level family home. Some images have been virtually staged as the property is vacant and ready for occupation. Everyone in the family will appreciate what this home has to offer. From the multiple living areas and fully fenced backyard for the kids and pets to play, to the workshop shed and space for your caravan or boat, this could be the perfect family home you've been searching for. The main living area will be a wonderful spot to sit back and relax in the cooling air-conditioning as you enjoy the afternoon sun and green hill views. While in the central and open-plan dining and kitchen area you will enjoy a ceiling fan which encourages air flow, as well as a breakfast bar, a gas cooktop, a brand new oven and a large pantry. There is a second living area/sunroom that could be adapted to suit your needs, and from here you can access the covered outdoor alfresco area. The second living area is perfect for when you feel like entertaining, as well as being a relaxing spot to read a book or simply take in the peaceful views of the surrounding area. All of the bedrooms in the home have ceiling fans, two of them feature built-in robes, and in the master bedroom you'll enjoy air-conditioning, a walk-in robe and an ensuite. The levelled backyard is easy to maintain and features a double gated access, plus there is plenty of space for kids and pets to run around. Located within a sought-after, family-friendly neighborhood, this property is just a short distance from schools, childcare centres, sport facilities, shops, beaches and the Coffs Harbour CBD. Council rates: \$3,068 per annum. Rental appraisal: \$750-\$780 per week Features: - NBN connected, solar system for electricity and hot-water system - Automated double lock-up garage with internal access - Internal laundry, sky-lights, air-conditioning, fans, LED lights - Main bathroom with bathtub, separate shower and separate toilet - Large workshop shed and additional shed for garden tools Disclaimer: Agent does not guarantee accuracy of the information. Purchasers need to make their own independent enquiries.