

**20 Prince James Avenue, Coffs Harbour, NSW 2450**

**NOLAN PARTNERS**

## House For Sale

Thursday, 13 June 2024

20 Prince James Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 727 m2**

**Type: House**



Emily Mcilwraith  
0266500655

**\$689,000 - \$719,000**

This charming 3-bedroom oasis offers more than meets the eye and is situated in a great location, just 5 minutes from Coffs CBD, shops, and cafes! Step inside to be greeted by a gorgeous lounge room bathed in natural light from the large window that frames a picturesque view of the Davidson's Plum tree in the front yard. Enjoy the warmth and elegance of beautiful hardwood timber floors that flow throughout the home. The heart of this home is its fully functional kitchen, equipped with an electric cooktop and oven, a dishwasher, and ample storage to meet all your culinary needs. It's the perfect space for both everyday meals and entertaining guests. Down the hallway, you'll find three cozy bedrooms, each featuring built-in robes and ceiling fans, ensuring comfort and convenience. Tucked away, discover the hidden toilet and a main bathroom complete with a luxurious spa bath/shower—your personal retreat for relaxation. But the true hidden gem of this property awaits you at the back. The expansive rumpus room is flooded with natural light, creating a welcoming atmosphere for gatherings and leisure activities. This versatile space is air-conditioned for year-round comfort, features a large storage cupboard for all your organizational needs, and includes a combined laundry and second bathroom, making it perfect for entertaining guests or family. Step outside to a flat, fully fenced backyard that offers both privacy and a safe space for children and pets to play. The single carport provides secure parking and completes this fantastic home. This home is perfect for families, entertainers, and anyone looking for a special place to call their own. Schedule a viewing today and experience all the delightful surprises this property has to offer! Council Rates: \$3,042 (approx.) Land Size: 727.20 sqm (approx.) Zoning: R2 Age: 51 years (approx.)