

**23 Manning Avenue, Coffs Harbour, NSW 2450**

**House For Sale**

Wednesday, 24 April 2024

23 Manning Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 689 m2**

**Type: House**



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**\$719,000-\$749,000**

Note: first available inspection times Sat 27th and Sun 28th April. With coastal needs on the doorstep, this sturdy convenient home will attract strong interest. The surf break at Macauleys is just down the road, together with a scenic headland walk and Coffs' beautiful long main beach, and a variety of shopping is only a short walk away with Park Beach Plaza being so close. The house has only been in the hands of one owner for many years which speaks for itself from both the property point of view, and the location. The house was built in the 1980s and is in original but immaculate condition having been well maintained over the years. With the treed reserve behind, the privacy is a bonus with no rear neighbours. The large covered verandah at the back of the house is very inviting for both relaxing and entertaining, and the front east-facing porch is the perfect spot for morning coffee. The block is fenced and the flat backyard will be both a family's and gardener's go-to. A great bonus here is the generous workshop/garage/man-cave at the back of the yard. Drive your vehicles in or potter with tools and toys - the space provides plenty of options. Inside the floor plan is spacious, light and airy with a large L-shaped air conditioned living room. Timber framework and a feature brick wall add to the charm of the home and comfort is assured year-round with ceiling fans and the aircon. The younger residents of the home can be kept an eye on outside from the kitchen/dining which overlooks the yard and out to the peaceful treed backdrop. Sit outside on the deck and supervision is even closer. There are three bedrooms with the main featuring air conditioning, walk-in robe and ensuite, and the other two having built-in robes. The main bathroom is striking with bath and shower, and the toilet is separate. There is an internal laundry, and ample under-house storage (7.3 x 6.5m) is another valuable feature. In summary, this is an ideal real estate package due to the property's solid build, great potential and excellent location. Land size 689m<sup>2</sup> Council rates \$3094 pa Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.