

**263E Shephards Lane, Coffs Harbour, NSW 2450**



**Acreage For Sale**

Thursday, 30 May 2024

263E Shephards Lane, Coffs Harbour, NSW 2450

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1 m2**

**Type: Acreage**

**\$1,180,000**

Built in 2015 and showcasing glorious ocean and Coffs Harbour views this property will be sure to impress. Presenting with dual verandahs, air conditioning in each room, solar hot water and solar electricity, it presents an opportunity for comfortable living for tenants and owner occupiers alike. The open plan kitchen has all you need and more with granite benchtops, dishwasher and built in pantry. Having both a split system and wood heater in the lounge ensures coziness no matter the weather whilst the wood heater adds a beautiful country ambience. The outlook from the lounge showcases the glorious views that being elevated offers. This sizeable home would suit a savvy investor or a large family alike. With four bedrooms, two internal bathrooms plus another off the rear verandah and a central laundry this property would also be ideal for a large family or extended family. The pure size of this home adds to the flexibility, whether for accommodating extended family members, having a children's playroom, a hobby room or having additional office space, here you can have it all. And let's not forget the ample garage space, perfect for storing vehicles, equipment, or creating a workshop. Please phone today to view this well-appointed property that offers comfort, functionality, and a range of possibilities. Features at a glance: \* Solar hot water \* Solar electricity \* Ducted air conditioning \* Dual veranda's \* Close to town (5.7km) \* Ocean views \* Steel frame, built 2015 \* Air conditioning in all bedrooms \* Built in robes for all bedrooms \* Rumpus room \* Office \* Large additional room with separate entrance \* Double Garage (6 m x 10.5 m) with roller doors \* Shed \* DamLand size: 1.013ha (approx.) - Rates: TBC