

**29 James Small Drive, Korora, NSW 2450**

**House For Sale**

Tuesday, 12 March 2024

**the edge**  
COFFS HARBOUR

29 James Small Drive, Korora, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 745 m2**

**Type: House**



Tom Sullivan  
0266529888

**\$1,100,000**

Set on a low-maintenance 745sqm and conveniently positioned in the beachside suburb of Korora, this beautifully presented home provides a variety of living and entertaining options which maximise the use of both indoor and outdoor spaces. With a spacious kitchen and modern bathrooms, this stylish home is ready to move in and immediately enjoy! The central hub of the home is the open plan kitchen and dining. With super high ceilings providing an atrium effect, this space provides access to the 2 living areas as well as the outdoor dining. Multiple windows allow plenty of light, and the outlook from the deck perfectly captures the leafy surrounds. The kitchen is huge and features stainless steel appliances, gas cooktop, walk-in pantry, plus an abundance of drawer and cupboard storage. The two living rooms are positioned on the northern side of the home and both flow through sliding glass doors to the spacious covered deck: a fantastic space to entertain with a picturesque outlook over the gardens. All 4 bedrooms are complete with built-in wardrobes and ceiling fans, while the main bedroom also features an ensuite bathroom. The main bathroom is well suited for a busy family with a shower and bathtub as well as a double vanity. All in a highly sought-after location within walking distance to Korora's beaches, the home is also a short 7 minute drive to the amenities of Park Beach Plaza, and just 6.5km from both Coffs Harbour CBD and Coffs Jetty Precinct. Rental Return: \$780 p.w (forecast)\* Spacious open plan kitchen and dining with A/C\* Two separate living areas plus north-facing covered alfresco\* 4 Bedrooms with BIR & ceiling fans\* Main bedroom with ensuite bathroom\* Work from home with separate office\* Huge double garage with additional workshop/storage\* Stunning tropical gardens Land size: 745 m2 (approx.) - Rates: \$3,513 pa (approx.)