

**3/3 North Street, Coffs Harbour, NSW 2450**



**Sold Townhouse**

Thursday, 30 November 2023

3/3 North Street, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 176 m2**

**Type: Townhouse**



Caroline Campbell

## Contact agent

When location and low maintenance are on the list of priorities, then this North Street address will certainly appeal. Only five and a half years old and with the Botanic Gardens, Creek reserve, supermarket, schools, medical centres and shops all within very close proximity, the car can be left at home while enjoying the outdoor surroundings and using the local facilities. Architecturally designed, this complex of seven townhouses enjoys both peace and proximity. With a great feeling of space and airiness thanks to the clever design, the property attracts light and sun with its north facing aspect, stays warm in winter and cool in summer. The small but important features have been thought of: the downstairs powder room (with third toilet) for convenience; the internal void for light; the spacious undercover alfresco terrace for living/entertaining; the auto single garage with internal access; and the quality fittings and fixtures throughout (eg Bosch kitchen appliances). The ground floor plan is neutral, modern and very liveable and the outside alfresco lends itself as the ideal second living area where entertaining and relaxing will become the norm. The kitchen is practical and stylish, and internal access from the garage with shopping bags brings you straight to the kitchen. Carpeted stairs with a timber handrail make it easy going upstairs and down. The three spacious bedrooms upstairs all have ceiling fans and mirrored robes, with the master featuring plantation shutters and smart ensuite. The main bathroom is spacious and modern and services the two other bedrooms. In summary, if a peaceful, low maintenance lifestyle close to everything you could possibly need is what you're after, then you certainly need to inspect this townhouse. Investors will like the recent age of the property, low maintenance care, attractive return (rental appraisal \$620 per week) and convenient location. Strata fees \$2100 pa Council rates \$2469 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. Two of the property photos have been virtually staged.