

# 33 Magnolia Drive, Valla Beach, NSW 2448



## Sold House

Friday, 1 September 2023

33 Magnolia Drive, Valla Beach, NSW 2448

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Corey Wong



Pamela Pearse  
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**\$365,000**

Introducing 33 Magnolia Drive, the perfect retirement experience for those looking to balance entertainment with a low maintenance seaside lifestyle...Positioned within a premier park (Valla Beach Holiday Park) situated alongside Deep Creek River Mouth and adjacent to South Valla Beach where residents relish a laid-back lifestyle, coastal beachside location, and amenities within a dynamic community hub. Offered only to those over 50 years of age, the home offers a practical footprint design with a sense of space, warmth, and hominess. Two robed bedrooms are peacefully situated at the rear of the residence with a light and airy bathroom offering convenient reach, a generously screened shower, vanity, and toilet. Spacious open plan living areas allow for comfortable transitioning into the central kitchen and dining combining memorable easy-care living. A large laundry enhances daily duties allowing generous appliance spacing with an abundance of storage cupboards adding simple flow out to a covered pergola area set for both personal and guest enjoyment. Reverse cycle air conditioning and ceiling fans create comfortable air flow and controlled temperatures throughout the residence. Scoring a corner position with a fully fenced perimeter, this Norfolk manufactured home includes a sizable and enclosed carport, north facing front porch, and instantaneous gas hot water completing this cosy home. Valla Beach offers supreme fishing and surfing spots whilst its location offers a short 30-minute drive to Coffs Harbour and a handy 10- minute drive to the CBD of Nambucca Heads. Valla Beach Holiday Park offers its residents a swimming pool, tennis court, kids' playground, mini mart with bait and gas refills available. Site fees are approx \$170 per week with pets welcomed (subject to park approval). Interested parties are advised to contact the park management to conduct their own due diligence in reference to park rules and costs. Disclaimer: Whilst all care has been taken to ensure all the information provided on the property is correct, the agent/agency accepts no responsibility or guarantee to its accuracy. Potential purchasers must rely on their own investigations to ensure the property is suitable for themselves.