

**35A Beryl Street, Coffs Harbour, NSW 2450**



**House For Sale**

Wednesday, 27 December 2023

35A Beryl Street, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 767 m2**

**Type: House**



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## Price Guide \$680,000-\$690,000

Welcome to this delightful, near new, single-level residence nestled on a generous 767sqm battle-axe block, offering tranquility, comfort and elevation in a prime location. Enjoy a cup of tea while sitting on your balcony looking across to the reserve and hinterland. This well-maintained property boasts a range of features that make it perfect for first home buyers, savvy investors, or those looking to downsize. Located on the fringe of Coffs Harbour CBD, all amenities are just a few minutes walk away. Don't miss your opportunity to make this well-designed, low-maintenance residence your new home or investment. Key Features:

- Step out onto the large timber balcony and soak in the views of the reserve and nearby mountains.
- Enjoy spacious open-plan living with an inviting kitchen that is perfect for gatherings and family time.
- The well-appointed kitchen features plenty of cupboard space, stainless steel appliances, a pantry and an island bench.
- 3 generously sized bedrooms with built-in wardrobes and ceiling fans
- The main bedroom features an ensuite for your convenience, and a large built in wardrobe for added storage
- A single garage with internal access plus space for a second car, boat or caravan.
- The internal laundry includes its own balcony for drying, making laundry day a breeze.
- The generously sized backyard provides a tranquil retreat, while the low maintenance yard is ripe for landscaping.
- Beneath the house, you'll find under-house storage with potential for further development to suit your needs.
- The main bathroom includes a bathtub.
- Walk to shops, restaurants and public transport, or take the short drive to the pristine beaches Coffs Harbour has to offer.
- Current rental appraisal \$620-\$640 per week.
- Property is now vacant and move-in ready.

Council rates: \$3084 pa Zoning: R2 Rental appraisal: \$620-\$640 per week 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.