

**4/102 West Argyll Street, Coffs Harbour, NSW 2450**

**NOLAN PARTNERS**

## **Villa For Sale**

Friday, 12 April 2024

4/102 West Argyll Street, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 294 m2**

**Type: Villa**



Emily Mcilwraith  
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**\$595,000 - \$645,000**

Just a stone's throw away from the vibrant hub of Park Beach Plaza, Park Beach Home Base, and pristine Beaches, this charming single level 3-bedroom villa located at the back of the complex of only four, epitomizes coastal living at its finest. Step inside to discover a freshly painted interior complemented by brand-new carpet, creating a warm and inviting ambiance throughout. Perfectly suited for downsizers seeking comfort and convenience, first-time homebuyers embarking on their journey, or astute investors eyeing a lucrative opportunity. This villa has so much potential! The heart of the home features an open-plan living and dining area seamlessly integrated with a well-appointed kitchen boasting a gas cooktop and generous storage options, making entertaining a breeze. Relax and unwind in three spacious bedrooms, each complete with built-in wardrobes for added convenience. The main bathroom offers a bath for those moments of relaxation, accompanied by a separate toilet. Outside, an undercover patio area and a fully fenced backyard, offers plenty of room for outdoor activities and the potential to create your own personal oasis. The single garage provides internal access accompanied by a large storage cupboard, 2nd toilet and spacious laundry with access to the back patio, making doing laundry an activity you want to do! With ample room to house your caravan or trailer next to the single garage, you'll never have to compromise on storage space again. Don't miss out on this incredible opportunity to secure your slice of coastal paradise. Contact us today to arrange your private viewing and make this villa your own! Council Rates: \$2,600 pa (approx.) Strata Fees: \$2,835 pa (approx.) Land Size: 294 sqm (approx.) Building Size: 141sqm (approx.) Zoning: R3 Age: 45 years approx.