

**5/31 SULLIVANS ROAD, Moonee Beach, NSW 2450**

**CENTURY 21.**  
Coffs Coast

**Sold Villa**

Thursday, 4 January 2024

5/31 SULLIVANS ROAD, Moonee Beach, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 368 m2**

**Type: Villa**



Darcy Kean

**\$775,000**

Discover comfort, convenience and coastal living in this Moonee Beach gem. This stunning free-standing Villa is just a short stroll to Moonee Market, the Moonee Beach Hotel and the pristine Moonee Beach Nature Reserve. Offering one of the largest land allotments in villa complexes in Moonee Beach is what truly sets this villa apart. With the extra space it provides, there's an ample backyard with space for a plunge pool, put your touch on it with further landscaping and enjoy the brand-new covered extension to the outdoor area, perfect for outdoor entertaining. With its spacious fenced yard, rear setting, and elevated position it surpasses typical villa expectations. Inside presents as new and has a modern and stylish kitchen, complete with modern appliances with access to the separate laundry. Each of the three bedrooms boasts ample space and include built-in wardrobes and fans. The master bedroom is equipped with an ensuite while the second and third bedrooms share a generous bathroom complete with a bath and is easily accessible from the living areas. The remote garage has extra space for storage, work-station or home office. Being meters to Moonee Market, with supermarkets, dining, retail outlets, a medical centre, and much more, this location is perfect for enjoying all the elements that make Moonee Beach a truly special place to call home. Plus add to this you are under 1km to Moonee Beach Nature Reserve, where Moonee Creek meets the beach. A shaded, pet-friendly picnic area perfect for a day by the water. You can kayak or paddle the creek where there's an abundance of natural beauty along Moonee Creek and to Moonee Beach. Catch a wave with the local surfers, try a spot of fishing or enjoy the Moonee Creek Walk around the estuary and creek. Situated in the heart of the picturesque Northern Beaches strip of the Coffs Coast, Moonee Beach is conveniently positioned, with just over a 10-minute drive to both Coffs Harbour and Woolgoolga. This prime location allows you the flexibility to choose between exploring various destinations for leisure, dining, shopping, and socializing. Whether you're into beaches, surfing, or water activities, you'll find over 10 beaches within a 10-minute radius. Additionally, the awe-inspiring hinterland of the Coffs Coast is only minutes to the west, offering rolling green hills, enchanting rainforest walks, and refreshing freshwater swimming holes. Rates: \$2,392 pa (approx) Strata: \$2,145 pa (approx)