

**58 Loaders Lane, Coffs Harbour, NSW 2450**

**House For Sale**

Thursday, 28 March 2024

**the edge**  
COFFS HARBOUR

58 Loaders Lane, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 350 m2**

**Type: House**



Mark Webb  
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**\$749,000**

Conveniently situated close to schools, parks, and reserves, including the popular West Coffs District Reserve off-leash dog park, this property offers a desirable location just 2.5 km from the heart of Coffs Harbour and short drive to Coffs Central shopping complex. This charming three-bedroom, two-bathroom house boasts abundant natural lighting and welcoming atmosphere. With a low maintenance rear yard and patio this property would suit the owner occupier or investor alike. The covered outdoor entertainment area is perfectly suited for hosting gatherings and enjoying the temperate climate of Coffs Harbour. Whether it's a casual get-together with friends or a lively outdoor party, this space provides an ideal setting to socialize and relax. The property boasts an ensuite off the main bedroom in addition to a well-designed bathroom setup which features a full-sized bathroom equipped with both a bath and a shower. A separate toilet adds to the functionality of the space. All three bedrooms are equipped with ceiling fans and built in robes allowing good air flow. Furthermore, the inclusion of air conditioning in the lounge room enhances the overall comfort of the living space. With dual driveways, a garage and a carport, the property provides ample secure parking space for residents and guests alike. Whether you're looking to for a family home or seeking to add to your investment portfolio, this property presents a convenient location and comfortable living. Given the features, location and versatility, this home is sure to attract substantial interest from a range of buyers. For further information and to book a viewing please contact The Edge Coffs Harbour. Rental Return: \$650 (forecast) Land size: 350m<sup>2</sup> (approx.) - Rates: \$2,899pa (approx.)