

**6 Lake Breeze Lane, Emerald Beach, NSW 2456**

**Sold House**

Monday, 14 August 2023



6 Lake Breeze Lane, Emerald Beach, NSW 2456

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 3067 m2**

**Type: House**

**\$980,000**

Enjoy the perfect balance of space and privacy from this superb property, located just minutes from the crystal clear waters of Emerald Beach. Sited on a 3,067m<sup>2</sup> block, the renovated 4 bedroom home boasts a split level design offering a well-appointed modern kitchen, large dining area and sunken lounge room with a lovely garden outlook. The master bedroom is a genuine parents retreat being privately positioned on the upper level with its own ensuite, walk in robe and balcony. Bedrooms 2, 3 and 4 share the sophisticated main bathroom plus there's a 3rd toilet for added convenience. Outdoor living spaces are a true highlight of this home with the choice of 2 entertaining zones. Larger gatherings are ideally suited to sunny front deck with built-in timber seating and for more intimate occasions the covered rear courtyard is the perfect spot to relax. Caravan and boat owners will be delighted with high clearance carport ensuring their pride and joy is out of the weather. Plus, there is ample room to build a large shed, install a pool or build a granny flat should you need to accommodate extra family members. Positioned just 3.5km to one of the best surfing beaches in our region and with state forest 1.7km away, this location is perfect for both the nature lover and sports enthusiast who wish to explore our magnificent coastline and forests. Moonee Beach Estuary, Tavern, Coles and Aldi are all within 5 minutes drive ensuring day to day conveniences are met and the regional city of Coffs Harbour is an easy 15 minute commute. So if you're seeking a relaxed coastal lifestyle with plenty of space for your family to grow, this is the perfect property for you.\* Beautifully presented 4 bedroom home\* Kitchen features electric cooking & dishwasher\* Air conditioning & ceiling fans throughout\* Hardwood floors & plenty of natural light\* Renovated bathroom & ensuite, plus 3rd toilet\* 3 water tanks and bore water for the gardens\* Private fenced rear yard, perfect for kids and pets\* Double garage plus 2 lock up storage sheds\* Zoning R5 Land size: 3,067m<sup>2</sup> (approx.) - Rates: \$2,304pa (approx.)