

**65 Fiddaman Road, Emerald Beach, NSW 2456**



**Sold House**

Saturday, 16 December 2023

65 Fiddaman Road, Emerald Beach, NSW 2456

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 575 m2**

**Type: House**



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**\$870,000**

Located only 600m to the beach, this substantial home is waiting for its next owner. Inside the gated front entry, sits a 2 storey home comprising a large double garage with auto door and rear drive-through access to back yard, laundry with shower and WC, a large rumpus room (with bath), which can easily convert to an additional bedroom and living area, plus a combustion heater, all on the ground level. Upsatirs are 3 bedrooms, main bathroom, air-conditioned open plan living and dining areas with sloping ceilings, a large kitchen with dishwasher, electric under-bench oven, gas cooktop and an adjacent, separate sunroom, with access onto the north facing rear deck. The yard is completely fenced and level, with plenty of room in the back for a pool. Enjoy the lifestyle that Emerald Beach offers, with a walk to Look At Me Now Headland, surfing, swimming, fishing, beach-walking, cafe and restaurants including Voodoo's 101 Seafood & Burger, Wired Coffee, Rattle Restaurant, General Store, Emerald Beach Pizza & Pasta, Bottle Shop and Coles Service Station. 5 minute drive to Moonee Markets and 15 minutes to Coffs Harbour.\* Land area 575m2, flat, fenced yard with gated entry.\* 3-4 bedrooms, 2 bathrooms, double garage with rear drive-through.\* 500m walk to Cafe, restaurants and general store.\* 600m walk to the beach, surfing, swimming, fishing.\* Forecast rental \$650-\$680 per week. Rates: \$3,528pa (approx.) - Land size: 575m2 (approx.)