

**68 Prince James Avenue, Coffs Harbour, NSW 2450**

**NOLAN PARTNERS**

**Sold House**

Thursday, 14 September 2023

68 Prince James Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 897 m2**

**Type: House**



Craig Gardner  
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**\$800,000**

Welcome to your future oasis in the heart of the city! This impeccably maintained two-storey brick & tile home is a true gem, boasting both comfort and convenience. Nestled in an inner-city location, you'll find yourself just a leisurely stroll away from the bustling CBD, schools, and sporting fields. With four generously sized bedrooms, including an ensuite in the main bedroom complete with air conditioning, this home offers a haven for relaxation. The remaining three bedrooms feature ceiling fans to keep you cool on warm summer nights. Step into the elegant formal lounge room that seamlessly flows onto an undercover patio offering leafy city views, imagine unwinding here after a long working day. The home also features a separate dining room, perfect for hosting intimate gatherings, and a second informal living area, also equipped with air conditioning, ensuring comfort throughout every corner of the home. The kitchen is a delightful combination of functionality and aesthetics. Bathed in natural light, it boasts a dishwasher and an abundance of cupboard space, making meal preparation a breeze. Outdoor entertaining is a delight with the expansive north-facing alfresco area. Whether you're hosting a barbecue or simply enjoying your morning coffee, this space is designed to make memories. The meticulously maintained gardens create an inviting ambiance, and the side access adds a touch of convenience. Picture yourself relaxing under the charming gazebo, surrounded by tranquility. On the lower level, you'll find a spacious double garage complete with workshop space. This area is not just for parking; it's a haven for DIY projects and creative pursuits. With internal access to the main living area, convenience is at the forefront of this design. This property offers a clean slate for you to make it your own. While the home is already a masterpiece, there's room for you to infuse your personal touches and enhancements, increasing both its charm and value. Don't miss the opportunity to own this immaculate, well-kept haven in a prime location. Contact us today to arrange a viewing and envision the lifestyle that awaits you in this remarkable residence. Council Rates: \$3,266 pa (approx.) Land Size: 897.8 sqm (approx.) Zoning: R2 Age: 1980