

# 7 Long Street, Coffs Harbour, NSW 2450



## Sold House

Wednesday, 8 November 2023

7 Long Street, Coffs Harbour, NSW 2450

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 556 m<sup>2</sup>

**Type:** House



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**\$650,000**

Golden opportunity awaits! If you're in pursuit of a home that seamlessly blends the convenience of city living with the irresistible charm of a character-filled abode, your search ends here! This unique property, comprising of a main two bedroom home with sunroom plus two semi-permanent tiny homes, is a hidden treasure holding immense promise. Ideal for families, astute investors, and first-time homebuyers, this property and its unique arrangement offers a multitude of usage options. The main house exudes charisma with its original timber floors and a welcoming open fireplace. Featuring two bedrooms, separate living area, a spacious kitchen/dining area and a delightful sunroom/second living area, this home offers warmth and character. The modernised main bathroom is a testament to the property's thoughtful updates, and there's an additional toilet for your guests' convenience. Nestled at the rear of the property, and included in the sale, are two self-contained semi-permanent tiny homes that offer versatility, whether you're seeking a home office, space for teenagers or extended family members. Situated on a generous 556m<sup>2</sup> flat and private lot within a tranquil street, this property also provides rear access to nearby netball courts and parks, making it a haven for leisurely strolls and dog lovers alike. Don't let this extraordinary opportunity pass you by!

Features:

- Two bedroom home with original timber floors, open fireplace
- Potential to redesign and renovate, allowing you to create your dream space
- Two one-bedroom self-contained removable tiny homes providing flexible usage options (not council approved)
- Separate double lock up garage at rear with turning bay (not council approved), plus shade sail covered parking for two more cars in front of the garage
- Current rental appraisal for main home is \$470-\$490 per week
- Land size: 556m<sup>2</sup>
- Walking distance to Coffs CBD and cafes

Council rates: \$2918 pa approximately Zoning: R2 Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.