

7a Cottonwood Crescent, Coffs Harbour, NSW 2450



Sold House

Friday, 25 August 2023

7a Cottonwood Crescent, Coffs Harbour, NSW 2450

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 466 m2

Type: House

\$629,000

Presenting a charming Torrens Title home tucked away on a 466m² plot in a tranquil cul-de-sac. This immaculate residence boasts the luxury of two distinct living spaces, all within a serene neighbourhood. As you step inside, you'll be greeted by the inviting carpeted lounge room. Its character is enhanced by a graceful cedar window and a rustic entry door with sidelights. Staying comfortable is a breeze with the convenience of reverse cycle air-conditioning and an overhead ceiling fan with a light fixture. The accommodation wing of the house features three carpeted bedrooms, each thoughtfully equipped with built-in wardrobes and ceiling fans to ensure year-round comfort. A tastefully designed contemporary family bathroom serves as the heart of the home, strategically positioned for accessibility from all corners. Moving ahead, the tiled living area unfurls, seamlessly incorporating a modern kitchen that showcases desirable amenities such as a corner pantry, gas cooktop, range hood, electric oven, and a dishwasher for effortless meal preparation. Right next door, the adaptable dining/family area establishes a natural flow to the outdoor entertainment deck—a splendid spot for hosting joyful family barbecues and creating lasting memories. Gazing over the picturesque, compact, and fully fenced rear yard adorned with well-established gardens, this outdoor haven radiates tranquillity and privacy. Adding to the thoughtful layout, a separate laundry area is cleverly positioned at the rear of the garage, providing added convenience with a second WC and easy access to a low maintenance paved outdoor section. The converted lock-up garage, adorned with charming Georgian style cedar windows which has been imaginatively repurposed into a versatile space. This area could fulfill multiple uses including a 4th bedroom, hobby area, 3rd living area or could be an enticing opportunity for a home business setup. Alternatively, if you would prefer a garage, this space could easily be reverted with some minor modifications. Among the notable features of this property are the presence of timber venetians, elegant vertical blinds, captivating feature wall-niches, a dependable gas hot water system, inviting downlights, a gas heating bayonet for cozy winters, secure entry doors for peace of mind, a practical garden shed, convenient stair access to the top of the retaining walls and a single carport. Situated at a mere distance of under 2 km from the CBD and an array of essential amenities, this low-maintenance gem in Coffs Harbour presents the complete package for those seeking an effortlessly comfortable living experience in a highly sought-after location. Embrace the serenity and convenience that this property offers, combining a cozy home with a prime location. Rental forecast: \$630 - \$660pw (approx.) Land size: 466m² (approx.) - Rates: \$2,995pa (approx.)