

9/45 Old Coast Road, Nambucca Heads, NSW 2448



Sold House

Wednesday, 22 November 2023

9/45 Old Coast Road, Nambucca Heads, NSW 2448

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Corey Wong



Pamela Pearse
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\$280,000

Set on a peaceful cul-de-sac within a purpose-built over 55's community that offers convenient proximity to town, yet far enough away for peace and quiet. Welcome to Newville Cottage Park, a location offering a cheerful, balanced, and secure environment perfect for those wanting to downsize, or simply retire to a coastal destination brimming with local activities and beaches minutes from the address. Quaint and comfortable, the home presents a versatile floorplan of ease and functionality that promotes easy-living and low-maintenance. Greeted by a front porch, the living area is air-conditioned and immediately welcoming with the lounge providing comfortable space with seamless flow into a bright and airy kitchen supplying electric cooking, generous preparation areas with contrasting timber look vinyl plank flooring continuing through most of the home. A surprisingly large bathroom lies in a short hallway offering ease with a shower, vanity and toilet and is bypassed to two robed bedrooms neatly placed at the rear of the home. Joining bedroom two is a practical office or utility room with access to the separate laundry providing simple access to the covered carport. Completing this quant and cosy property is an entertainers deck covered for all weather comfort creating a private space to converse with guests. Park site fees are approximately \$156 per week, and utilities are minimised through 3,100ltr water tank and 4.1kw solar system connected to eleven rooftop solar panels. Interested parties are advised to contact the park management to conduct their own due diligence in reference to park rules, costs, and approvals. Disclaimer: Whilst all care has been taken to ensure all the information provided on the property is correct, the agent/agency accepts no responsibility or guarantee to its accuracy. Potential purchasers must rely on their own investigations to ensure the property is suitable for themselves.