

# 11 Clarence Crescent, Coffs Harbour, NSW 2450

## House For Sale

Thursday, 11 July 2024

11 Clarence Crescent, Coffs Harbour, NSW 2450

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 575 m2

Type: House



Craig Gardner  
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Melissa Nolan  
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## **Auction | 3rd August @ 12.00pm**

Boasting some of the best ocean and hinterland views we have seen, this is your chance to design, create and shape the future of your choice. It's not hard to imagine the options. Nestled in the breathtaking beauty of Diggers Beach, welcome to golden sands, safe swimming and perfect waves and what is regarded by many as the best beach on the Coffs Coast, with the added bonus of being patrolled in Summer. This home represents a unique opportunity for a new generation to move straight in and enjoy the beachside lifestyle envied by many. Alternatively, indulge in your passion for design and start planning the renovation to take this home to a whole new class. Either way, in this location you just can't go wrong. Commanding both amazing ocean and hinterland views this substantial family home incorporates the charm of stunning timber parquet floors, feature tumbled brick and soaring cathedral ceilings. The upper level incorporates a well-proportioned kitchen and adjacent informal living and breakfast area, along with an additional, massive 9m formal living and dining room, creating an abundance of living options for all the family. These spaces all sit to the front of the home and have been designed to capitalise on the gorgeous northerly vistas of the ocean and the waves! From here, sliding doors lead onto the covered alfresco area, perfect for lazy Sunday BBQ's or afternoon drinks whilst taking in the views. This level also provides the primary bedroom, complete with ensuite and walk in robe, an additional bedroom plus full bathroom and walk through laundry to a rear paved courtyard. The lower level provides endless options with its spacious layout, featuring a further three bedrooms, full bathroom with separate powder room and a third living area/rumpus perfect for the children or visiting family. Entertaining is a breeze with a second North facing outdoor area complete with swimming pool and spa. A double lock-up garage completes the package. All this and within an easy walk to pristine surfing beaches and headland strolls along the Solitary Islands Coastal Walk, with school buses to both public & private schools and easy access to Park Beach Plaza. This home and its accompanying beachside lifestyle will truly be your sanctuary to come home to...so go on, start living everyday as if you are on holidays! Council Rates: \$4,554 (approx.) Land Size: 575.40 sqm (approx.) Zoning: R2