

# 11 Coral Fern Circuit, Murwillumbah, NSW 2484



## House For Sale

Saturday, 29 June 2024

11 Coral Fern Circuit, Murwillumbah, NSW 2484

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1063 m2

Type: House



Lee-Anne Klaus

0755344033

**\$830,000 - \$860,000**

Nestled within the tranquil Riva Vue Estate, 11 Coral Fern Circuit represents an enticing opportunity for families, investors and builders alike. Boasting a contemporary design, this expansive four-bedroom home is perched on a generous 1063m<sup>2</sup> block, offering sensational views and ample space for potential additions, such as a detached granny flat. (STCA) Flooded with natural light, the residence unfolds over two thoughtfully designed levels. On the ground floor, three well-appointed bedrooms feature built-in robes and ceiling fans all serviced by the main bathroom with toilet separate. Ascend to the upper level, where the master bedroom, complete with an ensuite, presents a private haven for parents. The modern kitchen is equipped with stainless-steel appliances and merges seamlessly with the dining and living areas, culminating in an inviting entertaining deck - perfect for al fresco enjoyment. Additional features such as air-conditioning, a convenient third toilet on the upper floor, and a water tank complement the property's appeal. Elevated to capture stunning views of the surrounding ranges and Mt Warning, the home's location offers an enviable lifestyle. Just a stone's throw away, a mere 100-metre stroll leads you to the serene Rous River Way Park, complete with children's play area, verdant parklands, and scenic riding trails. For families desiring a blend of modernity and spaciousness in a friendly neighbourhood, or for the astute investor seeking a versatile property with room to grow, 11 Coral Fern Circuit is a must-see. First open home will be held Saturday 6 July. This property is tenanted until March 2025 and currently achieving a rental income of \$690 per week. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.