

# 13 Church Street, Nana Glen, NSW 2450

## House For Sale

Friday, 5 July 2024

the edge  
COFFS HARBOUR

13 Church Street, Nana Glen, NSW 2450

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



Amy Kebby  
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**\$685,000**

Located in the beautiful countryside village of Nana Glen. Where you can embrace the peace and quiet while enjoying your new cosy home. Situated in ideal location on entering the contemporary designed home comprising of high raked ceiling, open plan living room to cosy up to the wood fireplace, open dining to kitchen area. Functionable modern kitchen boasts free standing 900mm oven/ stovetop, rangehood, double sink, walk in pantry and plenty of bench and cupboard space. Flowing through up to the split level to three generous bedrooms all have built-in robes, ceiling fans and two with air-conditioners. Main bathroom, separate w.c and laundry. Walking outside to fully uncovered entertaining area, garage and storage room plus fully fenced yard. Additional features air-conditioner, rainwater tank, 23 solar panels and septic. Located in the village of Nana Glen stroll to Idle In Café, Nana Glen General store & bottle shop, Service station, Pharmacy, Primary school, pool, enjoy the Orara River swimming holes, only seven minute drive to Glenreagh Golden Dog Hotel, bakery and Coramba hotel. Only 15 a minute drive to Moonee Beach Market Place for all your shopping needs, 30 minutes to Coffs Harbour, shopping, hospitals, Uni, Tafe, schools, airport- flight daily to capital cities, Coffs Jetty area, beautiful beaches, hinterland and more. Halfway between Sydney and Brisbane. If you're wanting the country village lifestyle don't miss out and call today to inspect. Rental forecast \$590pw to \$630pw Land size: 1012m<sup>2</sup> (approx.) - Rates: \$2,153pa (approx.) \*Wood fireplace\*Air-conditioner x3\*Open plan\*Under covered entertaining area\*23 Solar Panels\*Rainwater tank