

# 18 Songtrail, Coffs Harbour, NSW 2450

## House For Sale

Monday, 8 July 2024

18 Songtrail, Coffs Harbour, NSW 2450

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 800 m2

Type: House



James Barry  
1300726337

**\$1,150,000**

Welcome to your dream home! This stunning house with an attached granny flat is the perfect blend of comfort and convenience. This could be yours Live in one rent the other out or a perfect escape from older children or Move Mum and Dad in next door it's an oasis for you and your loved ones. This investor favourite gives back twice! A dual income opportunity with a main dwelling and an attached granny flat, giving a fantastic combined rental return with this brand new home – where you can also take advantage of depreciation tax concessions and our incredible after sales service department that handles the maintenance of your investment with your property manager. The main dwelling with three bedrooms, two bathrooms (including main bedroom ensuite) two living areas, The attached granny flat with two bedrooms, one bathroom, open kitchen/dining/living room. If you would like to know more about how we can make building your dream home a reality, contact James Barry 0400 665 189 for a free consultation today. This puts you under no obligation whatsoever. It's an opportunity for you to discover how we can build a home that's as unique as you.

**INCLUSIONS** Panasonic ducted reverse cycle air conditioning throughout main home with split system to the granny flat. 2kW Photovoltaic solar system with 5 solar panels with 2kW inverter. 20mm manufactured stone bench tops. Carpet to bedrooms/media/activity. Remainder: Tiles or Vinyl. Vertical blinds (excluding wet areas and garage). Driveway: Plain Concrete. Garage floor 2 coat epoxy system. 1800mm high Colourbond fencing & gates. Turf: Kikuyu Species to entire block including nature strip. Garden Beds: plants (natives), mulch/wood chip over weed matt & metal edging. Decorative Gravel. Elements Estate is within walking distance to CEX Coffs International Stadium, Coffs Coast Sports and Leisure Park, Coffs Harbour Leagues Club, GP Super Clinic and nearby Ampol Foodary for a quick meal or treat. This sought after Estate is also in very close proximity to Southern Cross University Campus, TAFE, and secondary education facilities as well as the Coffs Harbour Base Hospital and Specialist Centre with a short drive to stunning beaches and the town centre. Clothesline, Letterbox, TV Antenna. Fly Screens: Fibreglass mesh to all opening windows & external sliding doors. \*Photographs, artist impressions and other pictures shown here are for illustrative purposes only and may show fixtures, fittings or finishes which differ from the inclusion list for each home. Please speak to James Barry 0400 665 189 today to discuss this home and inclusions. Hibbards is not the registered owner nor agent of the land advertised therefore can not control the price of land. Hibbards are marketing its concept design which may not suit all purchasers. Due care has been taken in siting, design and pricing based upon current information correct at time of publication. Terms and Conditions apply