

# 3 Branch Close, Coffs Harbour, NSW 2450

## House For Sale

Saturday, 29 June 2024

3 Branch Close, Coffs Harbour, NSW 2450

Bedrooms: 5

Bathrooms: 2

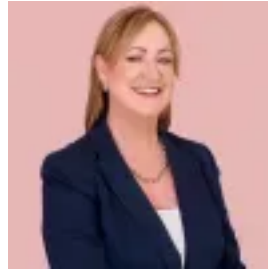
Parkings: 3

Area: 706 m2

Type: House



Whitney Stephens  
0266389311



Aleta Stephens  
0266389311

**\$679,000**

This five-bedroom home is currently tenanted at \$670 per week but the tenant will be vacating in August 2024 allowing you the opportunity to move in and renovate or to re-lease to a new tenant. A simple neutral paint throughout will be a huge improvement to this home and some general maintenance and repairs will see it shine! All the downstairs bedrooms are queen size and the one next to the ensuite would be a perfect walk-in robe. Upstairs there are a further three bedrooms however two of them would make a perfect media room as they overlook and open out to the front deck and are currently joined. All the living and dining areas are generous in size and would host large family gatherings. The kitchen is original but functional in design and has an upright stove and dishwasher. Both bathrooms have been updated over the years at some point and the main is three way, so will service your large family. Car accommodation is underneath the deck for two vehicles with side access. The yard could do with some attention as it is a blank canvas with an original above ground pool surrounded by a deck that is no longer in use - the pool could be replaced or removed. If you are hardworking and prepared to roll up your sleeves, then this home should not be overlooked. Positioned in a quiet cul-de-sac close to shopping, restaurants, schools and cinema. Call Whitney today to arrange your inspection. Year Built: 1985 Rates: \$3,131 School Catchment: Tyalla Primary School & Orara High School