

**34 Coramba Road, Coffs Harbour, NSW 2450**

**House For Sale**

Wednesday, 26 June 2024

**the edge**  
COFFS HARBOUR

34 Coramba Road, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2048 m2**

**Type: House**



David Baird  
0266529888

**\$1,100,000**

Discover an exceptional real estate opportunity just moments from the heart of Coffs Harbour CBD. This unique property, comprising two lots with a combined land size of approximately 2048m<sup>2</sup>, is a rare gem in a sought-after location. Lot 27 Sec 2 DP 7509 and Lot 8 DP 826223 offer vast potential for further development, subject to council approval. The slightly undulating terrain presents a blank canvas for visionary investors and developers. Currently, the property features an existing three-bedroom home, which could serve as a renovation project or be cleared to make way for new construction. Its prime location, close to all essential amenities, enhances the appeal of this substantial land parcel. Seize the chance to transform this space into something truly special. For further information and to explore the possibilities, contact our office today. Don't miss out on this extraordinary opportunity to invest in the future. Land size: 2048m<sup>2</sup> (approx.) - Rates: \$3,338pa (approx.) \*Double size block (2x lots) \*Possible development subject to council approval \*Close to Coffs CBD and schools