

**38 Warrawee Street, Sapphire Beach, NSW 2450**

**House For Sale**

Saturday, 29 June 2024

**the edge**  
COFFS HARBOUR

38 Warrawee Street, Sapphire Beach, NSW 2450

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 714 m2**

**Type: House**



David Baird

0266529888

**\$895,000 - \$925,000**

Imagine waking each morning to the tranquillity of Sapphire Beach, just a short stroll from your doorstep. This stunning beachside home is ideally located 8 minutes north of Coffs Harbour, offers the perfect blend of coastal living and modern comfort. Step into a home that welcomes you with new decking surrounding three sides, providing ample space for outdoor relaxation and entertaining. Inside, you'll find three generously sized bedrooms, with the main bedroom boasting a newly renovated en-suite for your ultimate comfort. The main bathroom has also been beautifully updated, featuring both a bath and shower. The expansive open lounge area is perfect for family gatherings, complete with split-system air conditioning to ensure year-round comfort. A separate dining area, featuring polished floorboards, offers access to the side and rear entertaining decks, making it an ideal spot for meals and socializing. The kitchen is well-appointed with abundant cupboard space, a convenient servery window, a dishwasher, and electric cooking appliances. Downstairs, an oversized double garage with drive-through access provides ample parking and storage. The renovated laundry includes an additional shower and W/C, while a large under-house storage or workshop area offers versatile space for your needs. Given the anticipated substantial interest in this property, we recommend arranging an early viewing. Please call today to secure your opportunity to experience beachside living at its finest. Land size: 714m<sup>2</sup> (approx.) - Rates: \$3,592pa (approx.)