

**56 Bailey Avenue, Coffs Harbour, NSW 2450**

NOLAN PARTNERS

**House For Sale**

Wednesday, 26 June 2024

56 Bailey Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 765 m2**

**Type: House**



Emily Mcilwraith  
0266500655

**\$785,000 - \$835,000**

Discover the perfect blend of vintage charm and modern comfort in this fully renovated home, ideally located just minutes from CBD, local cafes, and stunning Coffs Coast Beaches. Situated on a desirable street, this property offers both convenience and privacy. There is nothing left to do but sit back and enjoy the cool vibe and effortless living that this house provides. The home is privately positioned behind a stunning timber fence, offering a gem that will surely please! From the moment you enter the gate, the character and charm of this property are evident. A considerable sized, Tallowwood deck overlooks the well-thought-out gardens, making it the perfect place to watch the kids play or enjoy your afternoon cup of tea. Inside, you'll find beautiful freshly sanded timber floors, an open plan living and dining area flowing seamlessly into a gourmet kitchen. The kitchen is thoughtfully renovated with Blackbutt timber bench tops, a gas cooktop, and black birch plywood cabinetry. This breezy spacious area, along with the large north-east facing back deck, provides endless entertaining options. The master bedroom, tucked away from the other bedrooms, captures the north-easterly breeze and a stunning garden and mountain view. It has a renovated ensuite and a built-in robe, creating the perfect retreat for parents or visitors quarters. Two of the additional three bedrooms include built-in robes, while the main bathroom is tastefully renovated with a walk-in shower, bath, and custom built vanity. The backyard is a private oasis with established mature plants and a veg patch ready to go, making it ideal for gardening and relaxation. Additional features include a single garage, under deck storage, a good-sized laundry, storeroom, and a 10kw solar system that not only reduces energy costs, but also promotes environmental sustainability. All these amenities are just a stone's throw from town, making this home a must-see for those seeking a blend of vintage charm and modern convenience in a prime location. Don't miss out on this unique opportunity, schedule your viewing today! Council Rates: \$3,281 pa (approx.) Land Size: 765.1 sqm (approx.) Zoning: R2 Age: 50 years (approx.)