

79 Orlando Street, Coffs Harbour, NSW, 2450



House For Sale

Friday, 9 August 2024

79 Orlando Street, Coffs Harbour, NSW, 2450

Bedrooms: 6

Bathrooms: 4

Parkings: 3

Type: House

Grand Luxury Oceanview Home in Coffs Harbour Jetty

Rarely does a house like this come up for sale in the Jetty area of Coffs Harbour, and it is even rarer to find a modern house of this quality and size. This is an opportunity not to be missed.

Offered to market for the first time since being built in 2016, this is the only opportunity I've seen where you can purchase a large modern low maintenance quality-built house with ocean & creek views that is a level walk to all the lifestyle perks that the Jetty and Marina area offer.

Must be sold as seller is moving interstate, creating an opportunity for the fortunate new owner to be able to enjoy the envious life that comes with a property of this calibre in such an amazing location.

FEATURES:

- 6 Bedrooms (inc Office)
- 4.5 Bathrooms
- Office (or 6th Bedroom)
- Ocean & Creek Views
- Heated Pool 7.5m x 2.5m
- Large Kitchen with Walk in Pantry
- Huge Oversized Kitchen Island
- Covered Outdoor Alfresco Area
- Double + Single Garage (3 cars total)
- TV + Foxtel Connections in 4 Locations
- Ethernet Cabling Throughout
- Fenced Easy Care grassed Courtyard
- 2 Rooftop Solar Systems (12.76 kw Total)
- Solahart 410L Solar Hot Water System
- 3000L Slimline Water Tank
- Main Master Suite Could also be a Huge Rumpus & 2nd Living Area
- 2 of the master suites are essentially self-contained studio apartments
- Only 100m walk to Coffs Creek
- 550m walk to either Patrolled or Dog Friendly Beach
- Quality Blue Ribbon Homes build completed Dec 2016
- Land Size 334m²
- House Size 416m²

This expansive residence is designed for grand-scale living with minimal upkeep. Custom-built for intergenerational living, it offers multiple lounge, kitchen, and dining areas, making it perfect for extended families. If you're looking to downsize your maintenance but not your house, then look no further.

To fully appreciate the size and scale of this residence we first need to look at the bedroom configuration and layout. Of the 5 bedrooms + office/6th bedroom, 3 of these are master suites. With 2 of the master suites essentially being self-contained studio apartments.

Main Master Suite: An enormous 67.5m² suite, ocean & creek views, featuring open plan living, dining & kitchenette, walk-in robe, ensuite, & balcony. This space can also serve as a rumpus room or second living area.

Secondary Master Suite This oversized master bedroom includes his and hers walk in robes, spacious ensuite, & parents retreat.

Bedroom 3 & 4: Large king-sized bedrooms with built-in robes.

Bed 5/Studio Apt Located on the ground floor of the home this makes up the 3rd of 3 master suites and could be utilized as a self-contained studio apartment or potentially let out separately for additional income (STCA). With plenty of space for a queen bed, lounge, desk & small eating area, there is a kitchenette, ensuite bathroom, large walk-in robe and internal

& external entrances.

Bed 6/Study Currently utilized as an office this large 3.6m x 3m room could easily be utilized as a bedroom instead.

Entering the ground level of this home you will find a large open plan lounge, kitchen & dining area. The kitchen features an oversize island bench that will become the hub for entertaining. Two dual sliding glass doors opens out to the covered alfresco and pool area bringing the outside in. The low-maintenance front courtyard is ideal for kids or pets. You will find Bedroom 5/studio apt discretely tucked away on this level. There is a separate powder room for convenience, with a double and single garage rounding out the ground floor space.

Heading up the wide naturally lit staircase to the 1st floor you will find bedrooms 1-4 including the huge main master suite plus 2nd huge master. There is also the office/bedroom 6 and main bathroom with large bath, shower & vanity with separate toilet.

Designed for a relaxed lifestyle, this home offers year-round swimming in the heated pool, thanks to the app-controlled heat pump. The solar hot water and dual solar systems on the roof keep energy bills to a minimum. If you prefer a saltwater dip, Coffs Creek is only 100 meters away, and the patrolled Park Beach and dog-friendly North Wall beach are just 550 meters from your doorstep.

This house was specifically designed to allow you to live the lifestyle this blue chip area presents. Imagine morning walks along the break wall, biking along scenic paths, or paddling in Coffs Creek all from your doorstep. The easy-care front lawn and garden ensure that your time is spent enjoying the local amenities rather than on maintenance.

For retirees, the easy, level walk to local cafes, beaches, creeks, and shops offers a carefree retirement. Families will love the convenience of nearby parks, playgrounds, and the vibrant community events such as summer night markets.

There is so much to this house you really need to come for an inspection to get a full appreciation of this unique opportunity.

THIS HOUSE IS BEING SOLD PRIVATELY, NOT THROUGH AN AGENT. ALL ENQUIRIES SHOULD BE DIRECTED TO SHANNON O'CONNELL 0413 677 864. PLEASE DO NOT DOOR KNOCK.

THIS HOUSE WILL BE GOING TO AUCTION AND WE ARE WORKING TO SET A DATE. OFFERS ARE ENCOURAGED PRIOR TO AUCTION.

**DUE TO THE LACK OF COMPARABLE SALES, NO PRICE GUIDE WILL BE PROVIDED.
ALL OFFERS PRIOR TO AUCTION WILL BE CONSIDERED. THIS WILL BE SOLD ON OR BEFORE AUCTION.**

Disclaimer:

The sellers and their legal representative has not independently checked any of the information we merely pass on. We make no comment on and give no warranty as to the accuracy of the information contained in this listing which does not constitute all or any part of any offer or contract by the recipient. Prospective purchasers must rely on their own enquiries and should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, & inquiries.

To enquire, please email or call 1300 815 051 and enter code 5161