

9 Aries Road, Junction Hill, NSW 2460

CENTURY 21.
Coffs Coast

House For Sale

Friday, 12 July 2024

9 Aries Road, Junction Hill, NSW 2460

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 774 m2

Type: House



Michael Hall
0418107388

\$575,000

The title indicates not only the opportunities this home presents but also the clock ticking, as this property won't last long. I sincerely expect this home to attract multiple offers during the first Open House on Saturday the 20th July 2024. For this reason, it will be conducted for a double session, from 11am till 12pm. If you require a different time, you can always call me to discuss. However, it will be sold on that day, so you do not want to miss out. Junction Hill has become one of the most sought-after suburbs in the whole Clarence Valley. If you already knew that - then this house has the added benefit of being in a Cul De Sac, those in the know understand just how beneficial this is when it comes to a property. Discover a rare opportunity to take advantage of a 1985 built double brick home, with brick walls throughout, most are rendered and painted. This has many benefits including but not limited to; Better insulation, sensational noise cancelling, indestructible if you're an investor, timeless quality and stability. Seldom do you see a solid brick home come on the market that is perfectly livable right now, for a family, or a blended family across generations. However, when the time comes, or the budget allows it... You can do some cosmetic changes in stages and all of a sudden, you would have a very modern home without much effort. The changes would add value to your home. If you're an investor - rent it out as is for about \$650p/w as it's indestructible, then renovate when the time comes and you could resell for a profit, or enjoy for your own needs in the future. The home features four bedrooms, two with built-ins, and a main bedroom showcasing a walk-in robe and ensuite. Currently the layout consists of two separate living areas, though you can easily have this suit your needs to take advantage of the thought gone into the layout. With a dining area that flows out to the North Facing courtyard, you could easily have this as your Al Fresco dining area. Adjoining this area is the spacious kitchen featuring ample storage, a gas cooktop, and a dishwasher. Currently in what some consider to be back in fashion is the Retro lime green benchtops. Leave as is, or replace - the bones are there to have whatever style you desire. A spacious double garage accommodates a 4WD and additional storage, complemented by side access for potential extra parking for boats, caravans, or recreational vehicles. The sunny front courtyard is perfect for morning coffee, while the rear covered courtyard offers an ideal setting for outdoor entertaining and potential pool installation. The large level backyard provides a safe space for kids and pets to play, with the added benefit of a fenced smaller yard. Contact Michael Hall on 0418 107 388 or Michael.hall@century21.com.au for more information or to arrange a viewing.