

# 12 Cofton Close, Dorrigo, NSW 2453

## Residential Land For Sale

Tuesday, 25 June 2024

12 Cofton Close, Dorrigo, NSW 2453

Area: 787 m<sup>2</sup>

Type: Residential Land



Jade Gibson

**\$570,000 - \$595,000**

Nestled in the tranquil surroundings of 12 Cofton Close, Dorrigo, this elevated 2-bedroom home embodies effortless living and low maintenance. Built by esteemed local builder Patrick Dique, the residence is a testament to quality craftsmanship and comfort. Step inside to discover the heart of the home, an open-plan living area where the kitchen boasts a central island bench and timber countertops. The master bedroom features a walk-in robe and an east-facing deck bathed in sunlight, ideal for enjoying sunrises and evening breezes. The second bedroom also includes a built-in robe, ensuring ample storage for all your needs. Indoors, you will find a spacious bathroom featuring a freestanding claw-foot bathtub, fully insulated walls, ceiling, underfloor, and lofty 2.7m high ceilings. An enclosed sunroom serves as a versatile second living area, ideal for relaxation, unwinding, or entertaining. In the main living space, cozy up by the wood heater or enjoy year-round comfort with reverse cycle air-conditioning and ceiling fans throughout. Outside, the property includes a 1250-gallon water tank, a gravel driveway, and solar hot water, seamlessly blending sustainability with convenience. Parking is plentiful with a single lock-up garage, an attached single carport, and an additional structure perfect for a caravan, RV, boat, or similar. The meticulously landscaped garden, adorned with native plants, birch trees, and blueberries to name a few, creates a peaceful haven attracting a myriad of local birdlife. Picture yourself waking up to views of neighbouring farmland, with Dome Mountain standing majestically in the distance. Located just over 1km from Dorrigo's town centre, with easy access to bustling Bellingen within 30 minutes, the coastal attractions of Coffs Harbour in under an hour, and the scenic New England region of Armidale in 1.5 hours, this property offers a perfect balance of tranquillity and convenience. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.