



#### 4 Coral Avenue, Coffs Harbour

Sold by Caroline and Lauren!

Buyer alert! This close-to-everything, solid brick and tile home will not last, so you will want to get in quickly.

Very convenient location – tick! Single level floor plan – tick! Neat and tidy with two living areas – tick! Sunny backyard and porch plus front verandah – tick! Corner block and fully fenced – tick!

If you are looking for a well located property with plenty of potential, either as a first home buyer, a downsizer or an investor, this house will jump out at you. The current excellent tenants keep the property immaculately, and the corner block that it's situated on is sunny and ideal for gardeners, children and the family pet/s. There is generous side access allowing for a small boat/campervan/trailer, and good under house storage. The single lock up garage is longer than usual allowing for extra workshop/storage space.

The single level floor plan is deceptive, with two living areas and open kitchen/dining. Two of the three bedrooms feature built-in robes, and the renovated bathroom is fresh, with the toilet being separate (located off the laundry). There is a front porch as well as a front verandah – great spots to sit with that early morning cuppa or evening drink.

Plenty of options to consider here so don't leave your inspection until it's too late!

Land size: 758.8 m2  
Council rates: \$2609.97 pa

3  1  1 

 758.8 sqm

**\$399,000-\$419,000**

ID# 11107101672



**Caroline Campbell**  
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