

**27 Toscan Lane, Coffs Harbour, NSW, 2450**

NOLAN PARTNERS

**Acreage Semi-rural For Sale**

Wednesday, 15 January 2025

27 Toscan Lane, Coffs Harbour, NSW, 2450

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Acreage Semi-rural**



Craig Gardner

## A Unique Lifestyle Opportunity With Development Potential

This property offers an exceptional combination of lifestyle, convenience, and future possibilities. Set on 3.915 hectares of RU2-zoned land, this rare gem is situated in a tightly held street, just a short stroll from Coffs Coast's premier shopping precinct and pristine surf beaches. With a fully renovated 3-bedroom home featuring timber floorboards, high ceilings, and fresh updates throughout, plus a desirable north-east aspect offering fantastic ocean views from the elevated sections, this property promises a lifestyle that's both idyllic and connected.

- Open-plan dining area flowing seamlessly into the lounge, complete with a ceiling fan and air conditioning.
- Modern kitchen with a breakfast bar, dishwasher, and ample storage space.
- Three sizeable bedrooms, two with built-in robes for optimal storage and comfort.
- Updated bathroom combined with a laundry area and an additional powder room for added convenience.
- Outdoor entertaining area with a dedicated BBQ nook-perfect for hosting family and friends.
- Double garage with extra storage space, complemented by an additional 60 sqm<sup>2</sup> shed at the front of the property.
- Town water and bore access alongside good road connections for easy accessibility.

Imagine waking up to the serene views and natural beauty of this incredible property while enjoying the proximity to urban amenities. Whether you're looking to build your dream home, invest in future development, or simply revel in the luxury of space and tranquillity, this property offers unmatched versatility.

Council Rates: \$2,908 pa (approx.)

Land Size: 3.915 ha (approx.)

Zoning: RU2