

**13 Woodland Hill Drive, Coffs Harbour, NSW, 2450**



**House For Sale**

Thursday, 14 November 2024

13 Woodland Hill Drive, Coffs Harbour, NSW, 2450

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Adam Cross

## The Ultimate Family Home...

Private and elevated in a quiet cul-de-sac location. This impressive home is packed full of features, offering 4 bedrooms in total including a self-contained studio on the lower level, two separate living areas on the upper level, stunning in ground pool, large outdoor entertaining and triple garage at the front as well as off-street parking for a large caravan or boat at the back of the property.

It's the ultimate setup for families with teenagers, or even extended families wanting independent living space under the one roof.

Upstairs a modern open plan living main area features new solid timber floors, raked ceilings and elevated views over the surrounding neighbourhood.

A spacious new kitchen is perfectly positioned between dining & outdoor entertaining areas, it's finished with stone benchtops, premium 900m freestanding oven and ample storage.

Tucked away at the other end of the house, a generous master bedroom with ensuite and walk-in robe its well separated from a further 2 bedrooms and second living area or tv room located up a few stairs on a split level.

Out the back is perfect for entertaining with stunning pool, private undercover entertaining area, landscaped gardens and a fenced backyard.

With many more features, this home offers the ultimate package for any size family. Less than 5 mins drive to Coffs Harbour CBD.

- \*4 Bedrooms including self-contained studio
- \*3 car garage, off street parking for boat/caravan
- \*Open plan living/dining with hardwood floors & A/C
- \*Spacious new kitchen with stone benchtops
- \*Stunning pool & outdoor entertaining
- \*Ensuite & walk-in robe, 3 bathrooms in total
- \*Fenced & landscaped yard
- \*10kw solar power, solar hot water
- \*Less than 5 min drive to CBD and 10 mins to the beach
- \*Land size: 873m<sup>2</sup> (approx.) - Rates: \$3,386pa (approx.)

\*Off street parking for caravan/boat