

21 Mavis Street, Coffs Harbour, NSW, 2450

NOLAN PARTNERS

House For Sale

Wednesday, 20 November 2024

21 Mavis Street, Coffs Harbour, NSW, 2450

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Type: House



Craig Gardner

Endless Potential Awaits

Step into a world of opportunity with this open book nestled in the heart of Coffs Harbour. Set on an expansive 835 sqm block, this older-style home offers a rare blend of character and potential. Perfect for an aspiring renovator or big enough to develop, this property provides a canvas to create something truly special whether it be a total renovation or dual occupancy. With its sturdy structure and desirable location, it's ready for transformation, offering ample space to reimagine and modernise. This home, set on an impressive block, presents an outstanding opportunity and is attractively priced to sell.

- Flowing layout from the lounge room with a ceiling fan to the dining area and kitchen, complete with a dishwasher and breakfast nook, offering great potential to personalise.
- High ceilings and polished pine floors add a timeless charm throughout the home.
- Three bedrooms, two with built-in wardrobes, and the third providing flexibility for a walk-in robe, home office, or nursery.
- A north-facing deck captures tranquil hinterland views, perfect for relaxing or entertaining.
- Timber bathroom featuring a unique red bathtub and a separate toilet for added convenience.
- Downstairs includes a rumpus or games room, office nook, separate laundry, second toilet, and a lock-up garage.
- Terraced, leafy backyard with established trees, fully fenced, offering plenty of space for kids and pets. Ample room for a boat, caravan, or additional parking.

Situated in a prime location, this property offers more than just a home; it delivers a lifestyle. You'll enjoy the convenience of being within walking distance to the CBD, schools, shops, and sporting fields, making it perfect for families and professionals alike. The serene surroundings, coupled with easy access to everyday essentials, ensure this is not only a sound investment but a delightful place to call home. Don't miss the chance to unlock the potential of this well-positioned property.

Council Rates: \$3,107 pa (approx.)

Land Size: 834.7 sqm (approx.)

Zoning: R2