

50 Shephards Ln, Coffs Harbour, NSW, 2450

NOLAN PARTNERS

House For Sale

Wednesday, 13 November 2024

50 Shephards Ln, Coffs Harbour, NSW, 2450

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House

A Prime Location - Packed With Potential

Welcome to a property that combines affordability with potential, making it an ideal choice for first-home buyers and investors alike. This home offers the opportunity to add value through renovations, with a DA-approved double carport already in place. The spacious, fenced yard provides a secure and fun space for kids and pets, making it a fantastic option for young families.

- Sunroom at the front of the home with a warm westerly aspect, perfect for enjoying winter sun.
- Combined kitchen and dining space with plenty of storage options.
- Spacious living area for comfort throughout the year.
- Two well-sized bedrooms, each equipped with ceiling fans.
- Large laundry area leading through to a bathroom, offering great potential for upgrades.

Situated just 5 minutes from the heart of Coffs Harbour's CBD, this home is perfectly positioned for those looking for convenience. Enjoy the nearby restaurants, cafes, and shopping, or take a short 10-minute drive to the beautiful Coffs Harbour Jetty, pristine beaches, and Park Beach Plaza. Embrace the relaxed coastal lifestyle while staying close to all the amenities you need.

Council Rates: \$5,178 pa (approx.)

Land Size: 505 sqm (approx.)

Building Size: 103 sqm (approx.)

Zoning: R2