

# 67 Dress Circle, Coffs Harbour, NSW, 2450

## Townhouse For Sale

Friday, 10 January 2025

67 Dress Circle, Coffs Harbour, NSW, 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 134 m2**

**Type: Townhouse**



Caroline Campbell  
0402889441

## Cleverly designed townhome with breathtaking views

This immaculate two level property offers the rare advantage of being able to live, sleep & entertain all on the entry level. The clever floor plan (134m<sup>2</sup>) allows for residents who only want to use stairs if they have to! With direct access to the townhouse from the garage, it is so easy to walk in, down tools and head straight to the balcony and views with a refreshment in hand.

This entry level includes the kitchen (with butlers pantry), living/dining, large balcony, master bedroom & ensuite, guest powder room, and double garage with laundry at rear.

The lower level includes two more bedrooms, main bathroom, second living/office area, and a second covered deck with yet again more glorious views. Then a few steps take you down to the courtyard with established shrubs.

Apart from the ocean views from most rooms in the home, the other standout features offered with this property are: 5 kW solar power, reverse cycle air-conditioning in main living and master bedroom, the second living/office/TV area downstairs, not to mention an abundance of storage.

With so many positives, and views that certainly won't disappoint, this property is well worth inspecting.

To confirm, the features of this great property are:

- Quality, very low maintenance townhouse in the Summit precinct
- Floor plan offers mostly single level living and entertaining
- Stunning ocean & island views from most rooms both up and down
- Spacious undercover balcony upstairs plus 2nd undercover deck downstairs
- Beautifully designed kitchen with stone bench tops and Bosch appliances
- Oversized walk-in pantry off the kitchen
- Open plan living dining flowing out towards the ocean views
- Generous sized bedrooms, two with built-in robes, & walk-in robe to main
- Ensuite to the main bedroom and guest powder room both on street level
- Main bathroom downstairs with a separate toilet
- Excellent elevated position with east & south east facing aspect
- Double garage combined with laundry also providing street level access
- 5 kW solar power; electric open & close control for highlight window in living
- Reverse cycle aircon upstairs

Council rates: \$3251 per year

Community rates: \$92 per quarter

Disclaimer: Agent does not guarantee accuracy of the information. Purchasers need to make their own independent enquiries.