

**1/24 Griffith Avenue, Coffs Harbour, NSW, 2450**

**the edge**  
COFFS HARBOUR

## Villa For Sale

Wednesday, 13 November 2024

1/24 Griffith Avenue, Coffs Harbour, NSW, 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Brett Finnie  
0266529888

## Neat & Complete...

Nestled in a quiet neighbourhood just minutes from the Coffs Harbour CBD, this charming 3 bedroom villa offers the perfect blend of comfort, convenience and low maintenance living.

Inside, the spacious open plan living and dining area is complimented by bamboo flooring and a well-appointed kitchen that's complete with a dishwasher and electric cooking. The living area opens onto 2 separate covered patios providing plenty of space to relax outdoors regardless of the weather.

The master bedroom features a compact ensuite, while bedrooms 2 & 3 share the beautifully renovated main bathroom with separate toilet.

The original single garage has been converted to a rumpus room making it a versatile space for kids to enjoy, however if you would prefer a lock up garage, the option is there for you to remove the glass sliding door and fit a roller door.

Complete with LED lighting, ceiling fans and vertical blinds, this villa is ready for its new owner and best of all its situated in a complex of only 2, with self-managed strata and great neighbours.

So be quick to inspect and secure your new home or investment property.

Forecast rent \$550 - \$565pw (approx.)

Strata fees \$2,760pa (approx.) - Rates: \$2,825pa (approx.)