

1/54 King Street, Coffs Harbour, NSW, 2450

NOLAN PARTNERS

Villa For Sale

Wednesday, 15 January 2025

1/54 King Street, Coffs Harbour, NSW, 2450

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Villa

Contemporary Villa In A Quiet Complex

Step into a lifestyle of comfort and relaxation with this beautiful low maintenance villa. Perfectly nestled at the front of a serene complex of only four owner-occupied residences, this home offers privacy, modern living, and a host of thoughtful features. Whether you're entertaining friends, relaxing with family, or looking for a pet-friendly setup, this villa ticks all the boxes.

- Open plan living/dining area equipped with air conditioning and a ceiling fan.
- Generous sunroom off the lounge, perfect for entertaining or relaxing.
- Well-designed kitchen featuring stainless steel appliances and ample storage.
- Large primary bedroom with air conditioning, ceiling fan, and built-in robe.
- Second bedroom includes a ceiling fan and built-in robe.
- Neutral-toned bathroom with a bath, shower, and separate toilet.
- Fenced, easy-to-maintain backyard, ideal for kids or pets.
- Single remote garage offering convenient internal access, plus an extra allocated car space.

This home puts you within arm's reach of convenient amenities. Enjoy your mornings with coffee from the popular Shop 36 just around the corner or take a short five-minute drive to the Coffs CBD with its array of cafes, restaurants, and shopping options. Park Beach Plaza and the picturesque Coffs Harbour Jetty Beach are only a 10-minute drive away. Additionally, a park and tennis court are just a two-minute stroll from your doorstep, ensuring there's always something to enjoy nearby. Whether you're downsizing, starting fresh, or investing in your future, this property is an ideal choice.

Council Rates: \$2,841 pa (approx.)

Strata Fees: \$4,500 pa (approx.)

Land Size: 286 sqm (approx.)

Zoning: R2

Age: 34 Years (approx.)