

1/13 Lyster St, Coffs Harbour, NSW 2450

Sold - \$580,000

Villa 2 2 2 1



Sold by Avi Watson 0437 403 829

Some addresses just make life easier. This is one of them.

Positioned in the very heart of Coffs Harbour, this spacious single-level villa invites you into a lifestyle where the car stays in the garage and everything you love about city living is right outside your door. Cafes, restaurants, the CEX Club, medical services, shopping - all within easy reach on foot.

Step inside and the scale surprises you. The open-plan kitchen, dining and living zone is genuinely generous - flooded with morning sun through feature bay windows and flowing seamlessly through to a north-facing, fully fenced private courtyard with its own side access. Weeknight dinners, lazy Sunday gatherings, a quiet morning coffee in the sun - this home handles all of it with ease.

The kitchen earns its place as the centrepiece: abundant bench and cupboard space, room for a dishwasher, and a large breakfast bar that keeps the conversation flowing whether you're entertaining or just refuelling after a run in the park.

Both bedrooms are a genuine retreat - carpeted and fitted with built-in robes. The master includes a private ensuite, while the main bathroom offers a full-sized bathtub, separate shower and separate toilet.

With just four properties in the complex, the community is intimate and the strata levies are pleasingly low. A single lock-up garage with high ceilings and internal access, NBN connectivity, and an internal laundry complete the picture. McLean Oval is just at the end of the complex - perfect if you have kids or a dog with energy to burn.

Whether you're entering the market for the first time, smartly rightsizing, or adding a low-maintenance asset to your portfolio - this one delivers.

Strata title fees: \$2,350 per annum approx.

Council rates: \$2,932 per annum approx.

Zoning: R3

Year built: 1990 approx.

Rental appraisal: \$540-\$580 per week approx.

Listed By

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Open for Inspection

By Appointment.