

12 Griffith Ave, Coffs Harbour, NSW 2450**Sold - \$910,000**House 3  2  2 

Single-level, spacious home on a great block

Renovated and upgraded by the current owners, this single-level family home blends space, comfort, and flexibility. Designed with modern living in mind, it is ready for you to move straight in - while still leaving room for your own personal touch.

The floor plan flows effortlessly from a welcoming dining and kitchen zone to a generous living area (STCA) with ceiling fan, air conditioning, and seamless access to the backyard. There is also a second living area or media room plus a handy office/study area - ideal for working from home or relaxing in privacy. Offering so much room to spread out in, the media room could even be transformed into a fourth bedroom if desired, or serve as a perfect parents' retreat.

The main bedroom features air conditioning, ceiling fan, large wardrobe, and a private ensuite. Two additional bedrooms include built-ins and fans, while the central bathroom - with a separate bath, shower, and toilet - offers the perfect canvas for your own stylish upgrade.

Outdoors, the expansive backyard is perfect for children, pets or avid gardeners, who will appreciate the established veggie patch. A drive-through garage and rear garden shed add extra space and convenience, while the generous front yard provides ample space for a caravan, trailer and/or boat.

Move in and enjoy the upgrades or continue to enhance and create your dream family haven - this home offers both comfort and potential. Set in a convenient location close to schools, hospitals, shopping, restaurants, and stunning local beaches - it offers the perfect balance of easy living and accessibility.

Council rates: \$3,668 per annum

Rental appraisal: \$720-\$750 per week

Year built: 1985 approx.

Zoning: R2

Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.

Listed By

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