

2/25 Taloumbi Rd, Coffs Harbour, NSW 2450

Sold - \$682,000

House 3  1  1 



## Make it yours

Positioned in a convenient pocket of Coffs Harbour, this well maintained brick and tile home offers an easy care, single level lifestyle just minutes from everything. Privately set back from the street at the rear of the block and north-east facing, the home captures beautiful natural light and presents an outstanding opportunity for first home buyers, downsizers and investors alike.

### Open for Inspection

By Appointment.

Step inside to a spacious living room that flows through to the open kitchen and dining area. The kitchen is well appointed with ample bench space and a walk in pantry, while reverse cycle air conditioning ensures year round comfort. The layout provides excellent separation between the living zones and bedrooms, creating a practical and comfortable floor plan for everyday living.

All three bedrooms are generously proportioned and include built in wardrobes, with the master bedroom positioned privately toward the rear of the home and enjoying two-way access to the main bathroom. The centrally located bathroom features both a large shower and a separate bathtub, offering convenience for both the master suite and the rest of the home, while the internal laundry includes a second toilet for added practicality.

Outdoors, an undercover timber deck leads to a modest level yard at the back, while a covered front porch provides a welcoming entry and a pleasant spot to relax.

Parking is well catered for with a single garage offering internal access, plus a separate single carport and neatly maintained driveway.

Located just a short drive to the Coffs CBD, Jetty precinct, pristine beaches, hospital and airport, this self-managed strata property delivers low-maintenance living in a highly accessible location.

With its functional layout, solid construction and excellent position, this is an opportunity not to be missed.

Council Rates: 2,863 pa approx.

Strata Fees: \$1,750 pa approx.

Year built: 2004

### Listed By

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