

23 Thompsons Rd, Coffs Harbour, NSW 2450

\$875,000

House 4  2  2 



Comfortable and convenient home with added potential

Well cared for and much-loved by the same owners for approximately 45 years, this spacious tri-split-level home presents an exciting opportunity for families, downsizers or anyone looking to enjoy a convenient lifestyle close to town. Golf enthusiasts are also well catered for, with the 27-hole Coffs Harbour Golf Club just around the corner. With plenty of space to grow, relax, entertain and enjoy, this is a home where everyday living is made easy, with all the essentials conveniently close at hand.

Open for Inspection

By Appointment.

Upon arrival you will immediately appreciate the quality of the build along with the generous floor plan and bright interiors, once you have got past the delightful front porch. Here many a cup of tea will be enjoyed while appreciating the morning sun and the colourful, established front garden as well as watching the world go by. Inside, recent improvements have added to the quality and feel of the interiors and the tri-split-level design provides practical separation for the residents.

The upper level features the light-filled modern kitchen and dining/living areas with covered balcony. Mid level you will find the three bedrooms, main family bathroom, internal laundry with outside ramp access, and ample linen and cupboard storage.

Downstairs behind the double garage the potential announces itself with a large bedroom, ensuite and great utility space/room, with access to the rear yard via the bedroom. The potential for a self-contained studio (with addition of a kitchenette) is evident, alternatively as-is will be ideal for a teenager or even as the master retreat.

Children, the family pet and gardeners will be happy in the spacious, fenced backyard with has pedestrian access on both the east and west sides. Precious, ample under-house storage is accessible at the rear of the home.

With recent updates including interior paintwork, air conditioning, ceiling fans and hot water system, this solid brick and tile home awaits its new happy owner. With bus stops just up the road, children can quickly get to and from school, and for those who enjoy their daily walks it is also quick and easy on foot into town.

Council rates: \$3386 pa

Zoning: R2

Year built: 1981 approx.

Rental appraisal: \$740-780 pw approx

Listed By

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