

63 Aubrey Cres, Coffs Harbour, NSW 2450

Sold - \$715,000

House 3 1 1 1



## Charming single level home with a large backyard

This sturdy, single level brick and tile home will appeal to first home buyers and downsizers. It is ready to move into, with the opportunity to add your own personal touch in the future if you wish.

**Open for Inspection**

By Appointment.

The residence features a combined dining and living area with a ceiling fan, air conditioning, and plenty of natural light throughout.

The large, level backyard offers great potential and is a true haven, with ample space for a veggie garden, shed, pool, or covered outdoor area (STCA). Additionally, the front yard provides space for a caravan, boat, or tinny.

The residence includes three bedrooms, all with comfortable soft carpet, two with ceiling fans and built in wardrobes. The master bedroom also enjoys air conditioning. The oversized bathroom is wheelchair friendly, and there is a good sized internal laundry with ramp access to the outside. The kitchen is sturdy and practical.

The shed requires some roof repairs, or you may choose to replace it with a drive through carport or a larger shed - the choice is yours.

Excellent location with everything you need close by, including the hospital, transport, dog park, schools, childcare centre, shops, and restaurants.

Council rates: \$3,153 per annum

Zoning: R2

Land size: 560.5m2 approx.

Rental appraisal: \$650-\$680 per week

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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