

7/3 North St, Coffs Harbour, NSW 2450

Sold - \$705,000

Townhouse 2 2 1



Sold by Rich McKeon 0412 412 836

Nestled within the boutique 'Botanica North' complex of just seven residences, this freestanding townhouse built in 2018 offers stylish, low-maintenance living in a sought-after Coffs Harbour location. Spanning two levels, it blends space, natural light, and thoughtful design to create the perfect home for first home buyers, downsizers, or investors.

Open for Inspection

By Appointment.

Architecturally designed for flexibility, the floorplan includes a bedroom and bathroom on each level, ideal for shared living, multi-generational households, or accommodating guests. On the ground floor, a separate living area adjoins a private bedroom with built-in robe and ensuite. Sliding doors open to a large covered alfresco and fully fenced courtyard, providing a peaceful outdoor retreat for relaxing or entertaining.

Upstairs, the light-filled open-plan kitchen, dining, and living area flows effortlessly onto a large private covered balcony with district views. The kitchen features stone benchtops, quality appliances, and ample storage. Also on this level is a second spacious bedroom with built-in robe, a contemporary main bathroom, and a conveniently placed laundry.

Perfectly positioned, this home is just a short stroll from the Botanic Gardens, the scenic Coffs Creek Walk, local schools, supermarkets, medical centres, the popular Jetty precinct and more. Offering modern comfort, lifestyle, and convenience, and all just minutes from everything you need.

#### Features:

- Freestanding modern two storey townhouse
- Light filled, spacious, open plan living
- Modern kitchen with stone benchtops and quality appliances
- One bedroom and one bathroom on each level
- Private alfresco/courtyard & an upstairs balcony
- Single lock up garage with internal access
- Excellent location within easy, short walking distance to CBD
- Current rental appraisal \$600-\$640 per week

Strata fees approx: \$525 per quarter

Council rates approx: \$2,640 per annum

#### Listed By

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