

STONE



1/45 West High Street Coffs Harbour, NSW

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2 Bedroom Villa Just Minutes from the Coffs Harbour CBD

Positioned just minutes' walk from the heart of Coffs Harbour CBD, this well-maintained villa in a boutique complex of only six offers far more than your average home. Whether you're searching for a first home, a smart investment, or a low-maintenance property to retire in comfort and style, this one ticks all the boxes.

Construction of brick and tile in 1990 this lovely villa has been thoughtfully designed for easy living. The carpeted open-plan living area, complete with reverse-cycle air conditioning, seamlessly combines lounge and dining spaces and flows out to a private courtyard.

The generously sized kitchen boasts a substantial preparation and breakfast bench, along with an electric wall oven and separate grill, ceramic cooktop, and rangehood-ideal for everyday cooking and entertaining alike.

Accommodation includes two carpeted bedrooms, both fitted with built-in robes. The main bedroom features its own ensuite, while the family bathroom includes a second toilet for added convenience.

Additional highlights include:

Price: \$580,000
Council Rates: \$682.00 p/q
Strata Rates: \$1,480.00 p/q



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1/45 W High Street
Coffs Harbour, NSW 2450



INTERNAL : 125.0 m²
EXTERNAL : 61.9 m²



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.