



SOLD

TIMELESS PIECE OF AUSTRALIAN ARCHITECTURE WITH MARVELLOUS VIEWS

Only a short 10 minute walk into Coffs CBD with irreplaceable district views and a marvellous design, 97 Beryl Street is a home that is both beautiful and convenient.

Positioned on a gently sloping, low maintenance 696sqm block to capture lovely coastal breezes whilst still maintaining lots of privacy, this is your dream escape from your busy life. Fully-fenced and with easy drive way access you won't find better.

Operating as a fully-licensed Salon for the past 19 years, there is an added incentive to any prospective purchaser seeking to take advantage of a self-sufficient, work-from-home lifestyle. Separate from the rest of the home, you have the ability of remaining hands-off and allowing the Council Approved business to function independently.

The entrance provides a tidy paved courtyard concealed behind secure fencing and under natural shade from trees.

Inside features stunning hardwood timber floors, polished timber handrails, 8' foot ceilings and intricate cornices that ooze Victorian charm.

A contemporary kitchen occupies the best views with the outlook over the main living area and rear balcony.

All bedrooms are double-sized, with generous space and plenty of privacy from neighbours. The intelligent, well-ventilated design allows for naturally cool bedrooms.

Outside you will reap the benefits of uninterrupted district views from the privacy of your own balcony. This area enjoys plenty of natural light and wonderful coastal breezes.

Downstairs contains a separate rumpus room with limitless storage and a private bathroom and shower.

Homes like this are hard to find and rarely come onto the market, so be quick to avoid disappointment.

4 BED | 3 BATH | 1 CAR

PRICE:
\$620,000

OPEN FOR INSPECTION:
N/A



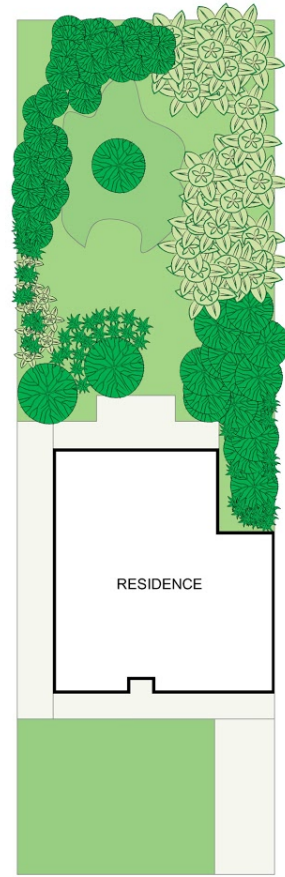
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LOWER LEVEL



GROUND LEVEL



SITE PLAN
(NOT TO SCALE)

97 Beryl Street, Coffs Harbour, NSW 2450

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

