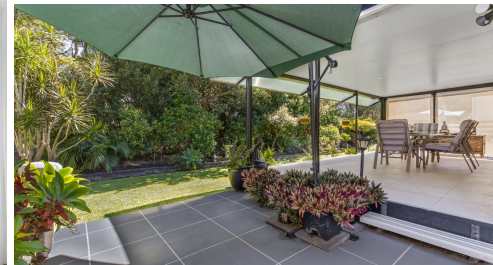


97/1 OCEAN PARADE, COFFS HARBOUR, NSW, 2450



**SOLD**

## IMMACULATE COASTAL RETREAT WITH ENTERTAINMENT ALFRESCO & HIGH-TOP DOUBLE CARPORT

Perfectly positioned for those seeking a relaxed seaside lifestyle, this beautifully presented home offers spacious, low-maintenance living just steps from the beach. Simply stroll through the private gate, cross the road, and find yourself on the sand—your new coastal sanctuary awaits.

The full-size kitchen is exceptionally well equipped, featuring a generous pantry, gas cooktop and oven, and an abundance of bench space. The open-plan living and dining area is light filled creating an inviting atmosphere ideal for entertaining family and friends.

Boasting three queen-sized bedrooms, the home offers comfort and privacy for residents and guests alike. The master bedroom includes a large built-in robe and fan, while the centrally located main bathroom is tastefully designed and finished. Additionally there is a second toilet

The external laundry, positioned under the garage, offers an impressive amount of space—perfect for ironing, craft, storage or transforming into a multi-purpose utility room.

At the rear of the home, a tranquil reading and relaxation area overlooks vibrant tropical gardens, offering colour and serenity year-round. This peaceful oasis provides the ideal spot to unwind with a book or simply enjoy the coastal breeze.

A high-top double carport and an additional garden shed/storage area complete the practical features of the property. With everything at your fingertips—shops, cafes, restaurants, bus stops, and of course the beach—you'll rarely need a car.

A major advantage of this unique opportunity is the cost-effective lifestyle it provides:

No stamp duty

No council rates

No water rates

**3 BED | 1 BATH | 2 CAR**

**PRICE:**  
\$580,000

**OPEN FOR INSPECTION:**  
N/A



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