



**SOLD**

## PRIVATE, POLISHED & PERFECTLY POSITIONED

Ideal for an array of buyers, this property truly ticks all the boxes. Whether you're an investor seeking a low-maintenance home in a blue-chip coastal pocket, a downsizer wanting single-level living without stairs, a retiree looking to be within walking distance to the beach, or even a buyer edging into the Emerald Beach market at an accessible entry point — this opportunity stands out.

Set in the heart of Emerald Beach, one of the Coffs Coast's most desirable seaside suburbs, this home captures everything buyers love about living on the east side of the highway — an easy walk to the beach, a modern low-maintenance design, and a lifestyle that's ready to enjoy from day one.

Known as one of the region's most sought-after coastal pockets, Emerald Beach blends community charm with pristine coastline. Here, you're positioned perfectly — tucked away in a peaceful setting, yet only moments from the sand, local cafés and village conveniences.

This recently built four-bedroom home delivers effortless modern living with a strong focus on comfort, privacy and ease. Freshly updated with new paint and carpet, the interiors feel crisp and move-in ready. Air conditioning ensures year-round comfort, while the single-level design means no stairs to navigate — ideal for those prioritising simplicity and accessibility.

The light-filled open-plan layout forms the true heart of the home, seamlessly connecting kitchen, dining and living zones. Large stacker doors open wide to create a true indoor-outdoor flow — perfect for entertaining or simply enjoying coastal breezes. The modern kitchen offers quality appliances, generous storage and clean contemporary finishes, balancing style with everyday practicality.

Accommodation includes four well-proportioned bedrooms, all with built-in robes. The master suite is privately positioned and features a walk-in robe and ensuite, creating a peaceful retreat. A sleek main bathroom, internal laundry and excellent storage further enhance the functional layout.

Outdoors is where this property truly shines. Completely private thanks to established gardens, the tiered and fully usable rear yard provides space for children, pets or future additions such as a pool. It is a genuine lifestyle backyard — secure, versatile and designed for relaxed entertaining.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$900,000**

**OPEN FOR INSPECTION:**  
**N/A**



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