

42 MANNING AVENUE, COFFS HARBOUR, NSW, 2450



# FOR SALE

## INTERGENERATIONAL LIVING IN A PRIZED BEACHSIDE ENCLAVE (TORRENS TITLE)

Set in one of Coffs Harbour's most sought-after beachside pockets, this Torrens Title residence offers the perfect blend of lifestyle, comfort, and convenience.

Designed across a split-level layout, the upper level captures natural light, elevated treetop views, and subtle ocean glimpses. Here you'll find the open-plan living and dining area, well-appointed kitchen, primary bedroom, and secure lock-up garage with internal access.

The spacious main bedroom features soundproofed blonde floorboards, ensuite, built-in wardrobe, air conditioning, ceiling fan, and external shutters for comfort and privacy.

The kitchen is ideal for everyday living and entertaining, complete with breakfast bar, electric stove, rangehood, and large pantry. The adjoining living and dining area flows to an elevated deck, perfect for enjoying coastal breezes and relaxed outdoor entertaining.

Downstairs offers three additional bedrooms, plus a versatile multipurpose room ideal as a fifth bedroom, media room, studio, or guest retreat. A family bathroom, separate WC, and spacious laundry complete this level.

Outside, a generous timber deck overlooks the private, fully fenced backyard—perfect for low-maintenance living.

Additional features include air conditioning, ceiling fans throughout, NBN, workshop space, under-house storage, and quality finishes throughout.

Located just moments from beaches, shopping centres, schools, sporting facilities, and public transport, this is a rare opportunity to secure quality coastal living in a tightly held location.

Don't miss out on this fabulous Property  
call Cheryl Donaldson today 0466 037 468 for your private inspection.

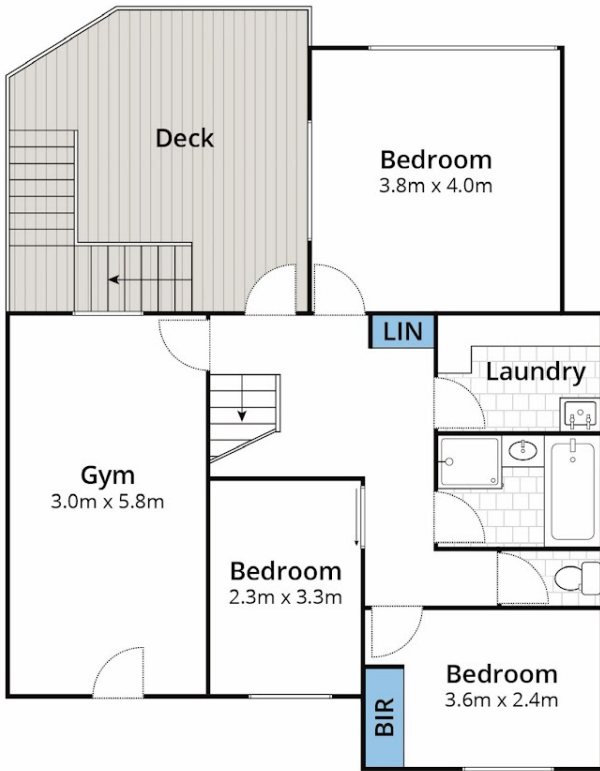
4 BED | 2 BATH | 1 CAR

PRICE:  
\$770,000

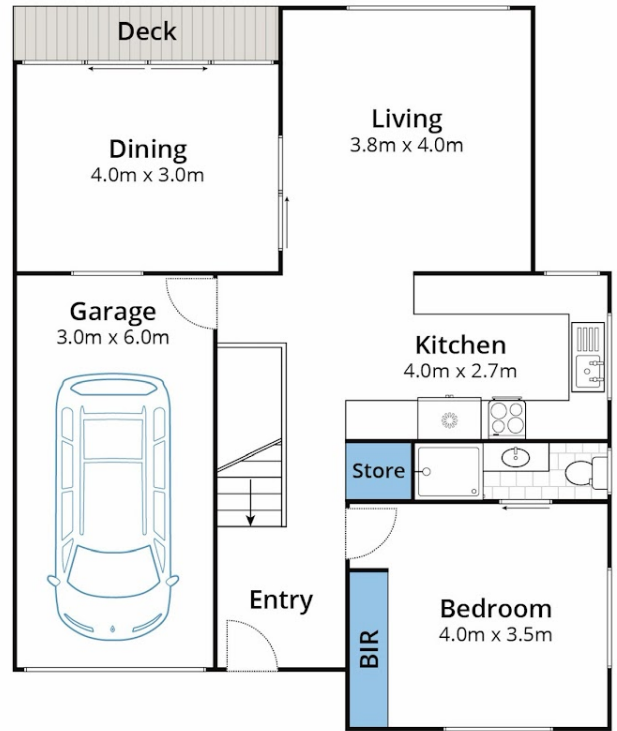
OPEN FOR INSPECTION:  
N/A



**Cheryl Donaldson**  
**0466037468**  
cheryl@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



Lower Level



Upper Level

Approx House Area 160m<sup>2</sup>

Whilst [bwrn.com.au](http://bwrn.com.au) has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

## 42 Manning Avenue, Coffs Harbour



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.