



## Coffs Harbour, 66 Prince James Avenue

### Massive 1107m2 Block with Second Dwelling Opportunities

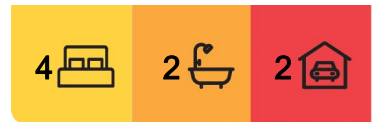
Welcome to 66 Prince James Avenue, a magnificent two-story brick residence that epitomizes space, versatility, and opportunity. Originally crafted in 1975, this solid-built home offers a wealth of possibilities for savvy buyers.

#### Key Features:

- Spacious Living:  
With four bedrooms, expansive main living area, dining room adjacent to kitchen, two bathrooms upstairs, and a spacious (approx. 56.8 m2) undercover patio, this house provides ample room for families to grow and thrive.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Invited!

**View**  
[ljhooker.com.au/DUMHC8](http://ljhooker.com.au/DUMHC8)

**Contact**  
**Michelle Olsen**  
0457 469 269  
[molsen.coffsharbour@ljhps.com.au](mailto:molsen.coffsharbour@ljhps.com.au)

**LJ Hooker Coffs Harbour**  
**(02) 6652 2266**

•Expansive Land:

Nestled on a sprawling 1,107 m<sup>2</sup> block, the potential here is boundless. Explore the option of building a second dwelling (STCA), creating your dream garden oasis, or utilizing the vast space for your hobbies and interests.

•Income Potential:

The downstairs area, presents the perfect opportunity for a self-contained granny flat, complete with separate access and toilet. Alternatively, consider renovating this space into a home office, entertainment area, or additional living quarters.

•Prime Location:

Situated just 2.5 km from Park Beach Plaza, within 2 kms from Coffs CBD and a short drive to the Beach, convenience is at your doorstep. Enjoy easy access to everything Coffs Harbour has to offer.

Don't miss your chance to transform this timeless gem into your ideal haven.

With endless possibilities, 66 Prince James Avenue is more than just a property; it's a canvas for your dreams.

Contact Michelle Olsen today on 0457 469 269 to arrange a viewing and discover the potential that awaits!

-Currently Tenanted with opportunity to keep existing tenants (Lease ending Dec)

-Annual Rates: \$3276 (Approx)

-Land Size: 1,106.6m<sup>2</sup>

-Building Size: 226.4 m<sup>2</sup> (Approx)

-Zoning: R2

Disclaimer: Please note that some photos of the property have been digitally altered to remove furniture for enhanced clarity and space. The information provided in this listing is for general informational purposes. Prospective buyers are advised to conduct their own due diligence.



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## More About this Property

**Property ID** DUMHC8

**Property Type** House

**House Size** 266 m<sup>2</sup>

**Land Area** 1107 m<sup>2</sup>

**Including** Ensuite  
Toilets (3)

### Michelle Olsen

Licensed Real Estate Agent | [molsen.coffsharbour@ljhps.com.au](mailto:molsen.coffsharbour@ljhps.com.au)

### LJ Hooker Coffs Harbour (02) 6652 2266

1/22 Moonee Street, COFFS HARBOUR NSW 2450

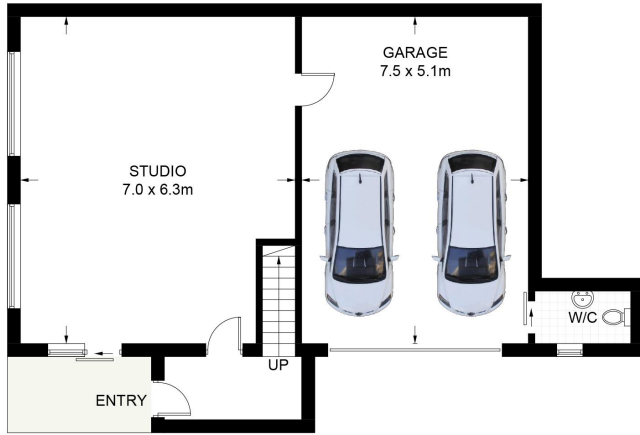
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Approximate Gross Internal Area = 226.4 sq m  
(Including Garage)



LOWER FLOOR



UPPER FLOOR



## Prince James Avenue, 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.



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