



## Coffs Harbour, 7 Mann Close

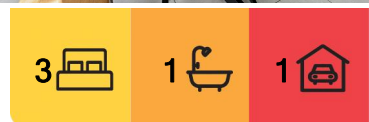
Prime Property with Expansion Potential - 828m2 Block

Nestled in a tranquil cul-de-sac, this centrally positioned, neat and tidy 3-bedroom home, or 2 bedrooms with an office, presents an ideal opportunity for both first home buyers and savvy investors alike.

This home boasts a modern kitchen, tiled throughout for easy maintenance, and features air conditioning plus ceiling fans throughout, ensuring year-round comfort. The open-plan living area is flooded with natural light, creating a warm and inviting atmosphere.

Venture outside to discover a sprawling yard and covered rear patio, creating an idyllic setting for outdoor gatherings and moments of quiet reflection. Surrounded by established Australian Native trees and fully fenced, this yard is a paradise for children and pets alike.

Parking is a breeze with a 1-car garage and additional 2 car spaces out front, ensuring ample room for vehicles and guests. Plus, enjoy the convenience of being within walking



**For Sale**  
\$640,000 - \$680,000

**View**  
By Appointment

**Contact**  
**Michelle Olsen**  
0457 469 269  
molsen.coffsharbour@ljhps.com.au



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

**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.

distance to shops, a cinema complex, and mere minutes away from major shopping centers, schools, hospitals, and pristine beaches!

Situated on a massive 828m2 parcel, this property could be further developed (STCA)

Priced to sell, this property presents an unparalleled opportunity you won't want to miss. Schedule your inspection today and take the first step towards calling this your new home! Currently short-term rented at \$500 pw (usual rental return \$550 pw)

## More About this Property

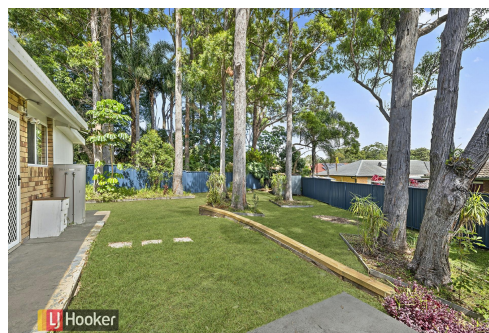
<b>Property ID</b>	CUFHC8
<b>Property Type</b>	House
<b>Land Area</b>	828 m <sup>2</sup>
<b>Including</b>	Air Conditioning

**Michelle Olsen 0457 469 269**

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

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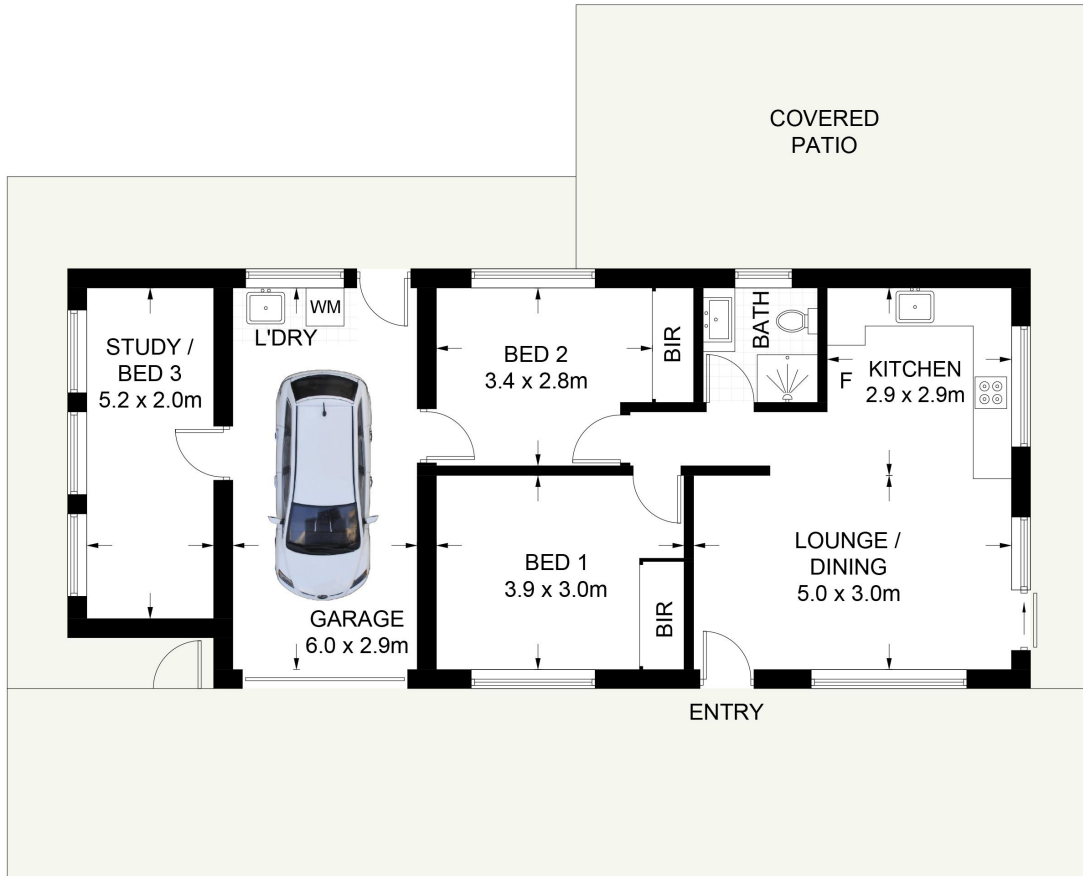
1/22 Moonee Street, COFFS HARBOUR NSW 2450  
[coffsharbour.ljhooker.com.au](http://coffsharbour.ljhooker.com.au) | [coffsharbour@ljhps.com.au](mailto:coffsharbour@ljhps.com.au)



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Approximate Gross Internal Area = 85.8 sq m  
(Including Garage)



### 7 Mann Close, 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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