

**SOLD**



## Murwillumbah, 11 Coral Fern Circuit

SOLD BY KRISTY THATCHER & LEE-ANNE KLAUS

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PLEASE NOTE ALL OPEN HOME INSPECTIONS ARE SCHEDULED IN NSW DAYLIGHT SAVING TIME.

Nestled within the tranquil Riva Vue Estate, 11 Coral Fern Circuit represents an enticing opportunity for families, investors and builders alike. Boasting a contemporary design, this expansive four-bedroom home is perched on a generous 1063m2 block, offering sensational views and ample space for potential additions. (STCA)

Flooded with natural light, the residence unfolds over two thoughtfully designed levels. On the ground floor, three well-appointed bedrooms feature built-in robes and ceiling fans all serviced by the main bathroom with toilet separate.

Ascend to the upper level, where the master bedroom, complete with an ensuite, presents a private haven for parents. The modern kitchen is equipped with stainless-steel appliances and merges seamlessly with the dining and living areas, culminating in an

**For Sale**  
\$830,000 - \$860,000

**View**  
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inviting entertaining deck - perfect for al fresco enjoyment.

Additional features such as air-conditioning, a convenient third toilet on the upper floor, and a water tank complement the property's appeal. Elevated to capture stunning views of the surrounding ranges and Mt Warning, the home's location offers an enviable lifestyle. Just a stone's throw away, a mere 100-metre stroll leads you to the serene Rous River Way Park, complete with children's play area, verdant parklands, and scenic riding trails.

For families desiring a blend of modernity and spaciousness in a friendly neighbourhood, or for the astute investor seeking a versatile property with room to grow, 11 Coral Fern Circuit is a must-see.

This property is tenanted until March 2025 and currently achieving a rental income of \$690 per week.

**Disclaimer:**

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## More About this Property

<b>Property ID</b>	K03HEZ
<b>Property Type</b>	House
<b>Land Area</b>	1063 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Dishwasher Built-in-Robes Fully Fenced

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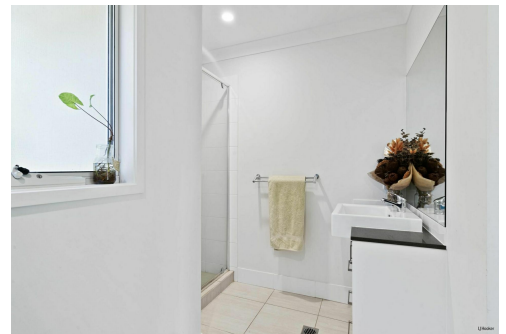
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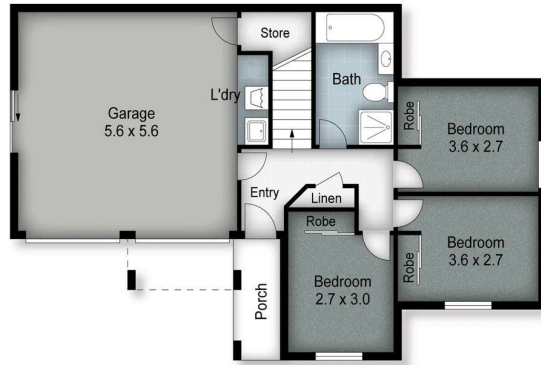
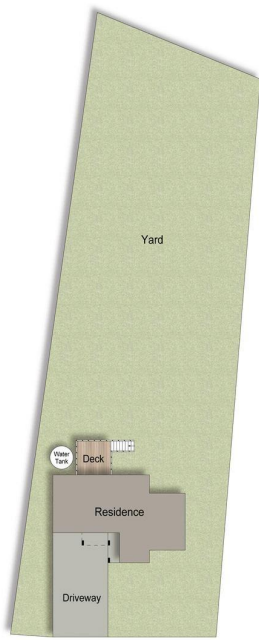
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Ground Floor



First Floor

- BEDROOMS - 4
- BATHROOMS - 2
- CARS - 2

- PROPERTY SIZE - 175 SQM
- LAND SIZE - 1063 SQM

**11 CORAL FERN CIRCUIT  
MURWILLUMBAH, NSW**

Every attempt is made to ensure accuracy, However all measurements are approximate This Floor plan is for illustrative purpose only & is not to scale. [open2view.com](http://open2view.com)



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