

**TOORMINA, 7 Archibald Pl**

**\$525,000** 4 2 2

More Than Meets the Eye



OPEN TODAY  
1.15-1.45pm

Tucked into a quiet cul-de-sac, this unassuming brick home is a true surprise on the inside. 2 living areas, separate study, workroom, covered outdoor dining and in-ground swimming pool are a few of the many extras this home offers.

- 4 bedroom, 2 bathroom home with thoughtful layout.
- 2 separate, large living spaces plus study.
- Master bedroom with ensuite.
- Covered outdoor deck overlooking pool.
- Under-house workroom/storage.
- Double drive-through garage.

Tom Sullivan 0417 263 656  
www.tomsullivan.com.au

**BOAMBEE EAST, 7 Ashmore Ct**

**\$415,000** 4 1 1

Get It While It's Hot!!!



OPEN TODAY  
10.00-10.30am

Located in a short cul-de-sac and handy to schools and shops, this 4 bedroom brick and tile home sits on a 702m<sup>2</sup> block. With views to the south east, the home also has a great timber deck area at the rear, built to make the most of the morning and afternoon sunshine, perfect for BBQ's and entertaining.

- 4 bedroom home with views.
- Handy to schools, public transport and shops.
- Great north-facing timber deck, perfect for entertaining.
- Quaint bay window in the living room.
- Kitchen has a dishwasher.
- Ideal for investors or first home buyers.
- 702m<sup>2</sup> block.

Grant Larsen 0417 263 656  
www.grantlarsen.com.au

**COFFS HARBOUR, 6/40-42 Boulwood St**

**\$285,000** 2 1 1

Park Beach Townhouse 450m to the Beach



OPEN TODAY  
10.45-11.15am

One of the most affordable yet fastest growing beachside lifestyle locations on the North Coast. Secure your position with this spacious 2 bedroom townhouse. A reliable rental property with great long term tenant, its not had a day without rent under the current ownership.

- Popular beachside & lifestyle hot spot. Level walk to shopping, cafe's, surf club, & great beaches.
- Generous size bedrooms with built-in robes.
- Updated kitchen, neat & tidy throughout. Combined living/dining area. Internal laundry.
- Fully fenced, private rear courtyard.
- Single carport.
- Currently tenanted for \$260 per week.

Adam Cross 0421 854 936

**BOAMBEE EAST, 18 Avonleigh Dr**

**\$520,000** 4 2 3

You're Just Too Good To Be True



OPEN TODAY  
12.30-1.00pm

Perfect for families, perfect for entertaining, and perfect for lock-up-and-go caravanners, this 4 bedroom, 2 bathroom home has all of the extras to make it a special find in the current market.

- Oversized home on large flat block in cul-de-sac location.
- Open plan design with two large living areas.
- Master bedroom with ensuite.
- Ducted air-conditioning.
- Large, covered outdoor entertaining.
- Fully fenced backyard with in ground swimming pool.
- Double garage PLUS covered caravan parking.

Tom Sullivan 0417 263 656  
www.tomsullivan.com.au

**TOORMINA, 10 Kintorie Cres**

**\$429,000** 3 1 2

Rare as Hen's Teeth



OPEN TODAY  
2.00-2.30pm

Larger than expected rooms, plus a functional layout with plenty of storage, necessary bonuses like a 2nd living space, a 2nd separate toilet, and a newly refurbished deck make this one worth a visit.

- Two separate living spaces.
- 3 generous bedrooms with built-in robes & ceiling fans.
- Huge sunny rear deck.
- Spacious level rear yard.
- Loads of storage options incl. mezzanine in lock-up garage.
- Within walking distance to schools, sporting facilities & shopping centres.

Tom Sullivan 0417 263 656  
www.tomsullivan.com.au

**KORORA, Lot 4 Old Coast Rd**

**\$440,000 LAND**

Brilliant Ocean, Hinterland & Coastal Views...



CALL TO INSPECT  
0417 263 656

Ready to build on with excellent ocean, headland and valley views and only 7 minutes drive to the Plaza Shopping Centre and 10 minutes to Coffs Harbour City Centre, this 1 hectare block is also within easy reach of the Moonee Beach shops and a selection of beaches.

- 1ha block with amazing ocean, coastal and hinterland views.
- Ready to build on with a 1500m<sup>2</sup> building envelope.
- Underground power at the road boundary.
- Lady finger bananas, lychees, custard apple & macadamia nut trees on the block, enough for domestic use.

Grant Larsen 0417 263 656  
www.grantlarsen.com.au

**SAPPHIRE BEACH**

3 2 2

**7/40 Solitary Islands Way \$830,000**

- Spacious 3 bedroom Escarpment apartment, with full length balcony and garden courtyard.
- Stunning cliff-top views of the ocean & beach.
- Gourmet kitchen with granite tops, dishwasher.
- Huge master bedroom with dressing room & ensuite.
- Facilities include pool, tennis court, sauna, cabana.

Grant Larsen 0417 263 656 www.grantlarsen.com.au

**CORAMBA**

4 2 2

**173 Orara Way \$629,000**

- Beautifully appointed home on 2.5 acres.
- Elevated aspect overlooking surrounding acreage.
- Large open plan living & dining, timber floors, reverse cycle air-conditioning.
- Modern kitchen, large covered entertaining deck.
- Spacious modern bathroom + ensuite off master.

Adam Cross 0421 854 936

**COFFS HARBOUR**

3 1 1

**17b Bonnie St \$360,000**

- Centrally located 3 bedroom house set amongst leafy backdrop. Open plan living/kitchen/dining.
- 2 queen+ sized bedrooms with carpeting & robes.
- Private wrap-around verandah with a covered BBQ & alfresco area.
- Single lock-up garage with internal access.

Tom Sullivan 0400 446 332 www.tomsullivan.com.au

**COFFS HARBOUR**

2 1 1

**17/27-29 Ocean Pde \$240,000**

- 2 bedroom, top floor, fully furnished unit.
- Across the road from patrolled Park Beach.
- Ideally located overlooking beach-side park across road.
- 2 large bedrooms & self contained kitchen.
- Affordable entry into the investment market.
- Walking distance to cafe, bowling club & shops.

Adam Cross 0421 854 936