

1/46 Brodie Dr, Coffs Harbour, NSW 2450

Sold - \$780,000

Villa 3  1  1 



Sold by Caroline Campbell 0402 889 441

Set within a boutique complex of just three, this relaxed 3 bedroom villa offers an easy-care lifestyle in a highly convenient and sought-after pocket. Perfect for downsizers or anyone chasing low-maintenance living, everything you need is close at hand. Enjoy flat, effortless walks or bike rides along the Coffs Creek walkway to the Jetty precinct, with beaches, the marina, Muttonbird Island and local cafés all within easy reach.

Open for Inspection

By Appointment.

Tastefully renovated around nine years ago, the single-level layout is light-filled, spacious and ready to enjoy. Positioned at the front of the complex, the villa captures plenty of sunshine and a lovely sense of privacy. The well-appointed kitchen is ideal for entertaining, complemented by a modern bathroom, open plan living and dining, and a generous courtyard designed for relaxed outdoor living.

Additional features include: single lock-up garage with internal access and excellent loft storage, enhancing the home's practical appeal; solar power and solar hot water; and air conditioning in the living area.

The small, self-managed strata of just three residences is immaculately maintained, with owners taking pride in the gardens and overall presentation - making this an easy, worry-free place to call home. Investors too will find the villa appealing with a current rental appraisal of \$660-690 per week.

Council rates: \$2,989 pa

Strata fees: \$1,600 pa

Zoning: R2 residential

Rental appraisal: \$660-690 pw

Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.

Listed By

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