

106 Bailey Avenue & 1 Zara Pl, Coffs Harbour, NSW 2450

Sold - \$1,255,000

House 6 4



## Home for extended family with additional income opportunitie

Ideally positioned minutes from Coffs Harbour CBD & beaches, this unique & flexible opportunity consists of two separate dwellings on one title.

**Open for Inspection**

By Appointment.

Main residence + studio:

Set on a generous, sun-filled corner block, the main residence features 4 bedrooms, one ideal as a home office.

The master bedroom enjoys a walk-in robe & ensuite, while another includes a built-in robe. Ceiling fans throughout, with a practical & family-friendly layout, including separate living & dining areas, modern kitchen, & spacious rumpus room, offering ample room for a family to spread out. Off-street parking for 2+ cars.

Outdoors, you'll find a sunny front porch & an elevated rear deck overlooking the wraparound yard. A standout feature of the property is the significant front yard, which could easily be fenced into the existing outdoor space, creating more usable yard for children, pets, or garden potential.

Adding to its appeal, the lower level area has been smartly designed into a self-contained one-bedroom studio or unofficial 7th bedroom, complete with ensuite, kitchenette, air-con & private entry - currently operated as Airbnb & generating approximately \$20,000 annually. The main residence benefits from 5kW solar system, which helps offset energy costs & supports studio space as well.

Freestanding villa - private access off 1 Zara Place:

At rear of the block, a near-new two-bedroom villa with separate power & water meter, & its own street access, provides a second reliable income stream, currently leased at \$510 per week.

As stands, the combination of studio & villa currently achieve a total gross income of approximately \$45,000 per year, making it a fantastic option for investors or those wanting to offset their mortgage.

This property offers so many options - whether you're looking to run the studio as an Airbnb, or alternatively repurpose for a different home-based business eg. hairdressing, beauty/massage salon. You may also choose to accommodate extended family in the villa or enjoy the dual income setup as is. Any way you look at it, the versatility here is immense & can suit a wide range of scenarios & lifestyle needs.

With a large garden shed, excellent indoor-outdoor living, multiple income streams, & a flexible layout, 106 Bailey Avenue is more than just a home - it's an opportunity packed with potential.

### Listed By

Rich McKeon  
Phone: (02) 6652 1144  
Mobile: 0412 412 836

Rich McKeon  
Phone: (02) 6652 1144  
Mobile: 0412 412 836

