

2/274 Harbour Dr, Coffs Harbour, NSW 2450

Sold - \$490,000

Unit 2 1 1



## Close to Jetty precinct and ready to put your stamp on!

This is the perfect opportunity for those buyers looking to step into the Coffs Jetty market.

Situated on the first floor with a breezy and elevated aspect, the property has plenty of appeal. A fresh coat of paint and new carpet will give the unit an immediate facelift, providing an owner-occupier or investor with a light & bright residence assisted by its north-east aspect.

The L-shaped balcony provides a great outdoor space for watching the world go by. The living/dining area is spacious with a ceiling fan, and opens out to the balcony. The kitchen is modern and there are two bedrooms with the main bedroom having a built-in wardrobe and ceiling fan. The main bathroom and internal laundry complete the interior floor plan.

An allocated covered parking space is downstairs, and the unit complex has security access.

For the investors, the current rental appraisal is \$430-\$450 per week.

Situated in the heart of Coffs Harbour, this property is just moments from local shops, cafes, the marina, and beautiful beaches. Whether you're looking for a place to call home or a solid investment in a popular location, this apartment should tick a few boxes.

Council rates \$2,546 pa approx  
Strata fees \$3,000 pa approx

### Open for Inspection

By Appointment.

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

Caroline Campbell  
Phone: (02) 6652 1144  
Mobile: 0402 889 441



Listing Number: 3515770

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.

Page 1 of 1