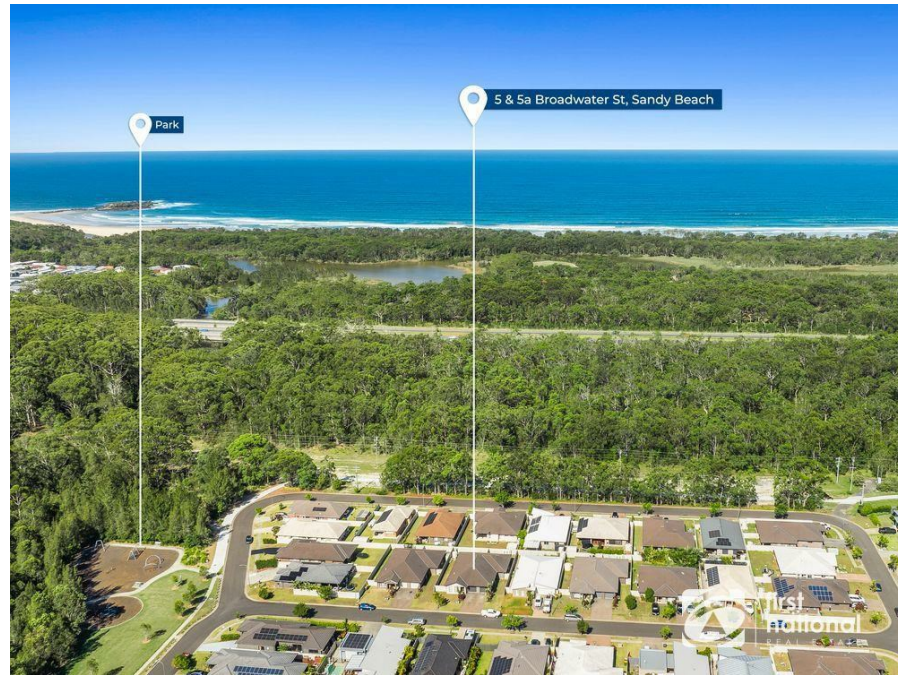


5 & 5a Broadwater St, Sandy Beach, NSW 2456

Sold - \$1,075,000

House 5 3 2



Two homes under one title

A rare offering that blends flexibility, lifestyle and financial confidence, this dual-residence property presents two fully self-contained homes on one title, delivering options as dynamic as your future plans. Whether you are building a high-performing portfolio, creating space for extended family, or securing an additional income stream without compromise, this is a property designed to work as beautifully as it lives.

Open for Inspection

By Appointment.

Already occupied by valued tenants, the combined rental return of \$1,070 per week provides immediate income, while the absence of strata fees enhances long-term value. With separately metered water and electricity and individual gas bottles servicing each home's cooktop and hot water system, both dwellings function independently, making management seamless and practical.

The main residence is generously proportioned and thoughtfully designed for relaxed coastal living. Three well-appointed bedrooms include built-in robes and ceiling fans, while the master suite offers the comfort of a walk-in robe, air-conditioning and private ensuite. A spacious main bathroom with bathtub, separate shower and separate toilet caters effortlessly to family life. At the heart of the home, the open-plan kitchen, dining and living area is light-filled and air-conditioned, flowing with ease for everyday living, while a separate media room provides valuable additional space for movie nights, work-from-home flexibility or quiet retreat. This dwelling currently returns \$550 per week on a continuance lease.

The second residence is equally inviting, offering two bedrooms with built-in robes and ceiling fans, along with a bright open-plan kitchen, dining and living zone that feels welcoming and functional. A central bathroom with shower and toilet completes the layout. Returning \$520 per week on a fixed lease until 01/07/2026, it offers secure income with peace of mind.

Each home enjoys its own private, fully fenced courtyard and covered outdoor entertaining area, allowing residents to relax, host and unwind in complete privacy. Single lock-up garages with internal access and internal laundries in both dwellings further reinforce the low-maintenance, easy-care appeal.

Positioned within a sought-after estate featuring parks, playgrounds and walkways leading to the beach, the lifestyle on offer is as compelling as the investment credentials. Just minutes from vibrant Woolgoolga and under 30 minutes to Coffs Harbour CBD, this is a rare chance to secure a property that delivers freedom, flexibility and enduring value in one impressive package.

Council rates: \$5,475 per annum

Zone: B2

Listed By

Rich McKeon

Phone: (02) 6652 1144

Mobile: 0412 412 836



Listing Number: 3526925