

55/11 Firman Dr, Coffs Harbour, NSW 2450

Sold - \$530,000

Apartment 2   2 



Attractive holiday investment at Diggers Beach

Enjoy a healthy rental return year-round and when the time comes for a well-earned break, you can book into your relaxing holiday property at the beautiful Aanuka Beach Resort. Put your feet up at the new Aanuka Beach House with a glass of bubbles overlooking beautiful, unspoilt Diggers Beach. Alternatively for the more energetic holidaymakers, grab a tennis racquet and have a hit, or take on the family at putt-putt or volleyball, before cooling off in one of the pools or in the surf.

Open for Inspection

By Appointment.

This is an excellent opportunity for buyers keen to invest with their super fund, or investors across the board looking for a great return. Currently managed by Breakfree/Accor, the apartment looks after itself while the owner enjoys the income. Please note, this property cannot be owner occupied or permanently rented - short term rental permitted only.

Offered fully furnished and equipped, the single level apartment is quietly positioned amongst the immaculately maintained tropical grounds. All living/entertaining/sleeping can be done on the one level, with the large open kitchen/dining and entertaining area great for the holiday lifestyle, together with the undercover decks. The two bedrooms are spacious with the master bedroom featuring its own private undercover deck and ensuite. The front undercover deck at entry is perfect for the morning cup of tea or afternoon beverage.

The returns are healthy. With a gross income during the last financial year of \$86,035, the net return is attractive after the property's outgoings are accounted for.

Apart from the apartment's private position, it is only a short stroll to Diggers Beach where sunrise, sunset and everyday bathing/fishing are a delight. All the excellent resort facilities are on the doorstep including Aanuka Beach House's restaurants/bars, two swimming pools, three tennis courts, exercise room, beach volleyball and putt-putt. The resort is located only 5 minutes north of Coffs and is very popular with locals, holidaymakers, and wedding & conference organisers.

Gross income 2023-2024 \$86,035

Strata fees \$9,440 pa

Council rates \$2,808 pa

Electricity \$2,000 pa approx

Landlord insurance \$485 pa

Listed By

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