

8/12 Edgar St, Coffs Harbour, NSW 2450

Price Guide \$695,000

Apartment 2  2 



## Great property in the heart of the Jetty - Collingwood Apart

Perfectly positioned in the heart of Coffs Harbour's arguably most sought-after neighbourhood, this low maintenance apartment delivers a very appealing coastal lifestyle. Situated directly opposite The Jetty Village shopping centre and just a short walk to the Jetty's popular restaurants, bars, hotel, theatre, foreshore and marina, the location ticks all the right lifestyle boxes and invites you to leave the car at home while fully embracing this vibrant precinct.

The single level floor plan is spacious and functional. At the centre of the apartment, the open-plan kitchen, living, and dining area creates a welcoming hub. The kitchen is well equipped with gas cooktop, electric under-bench oven, rangehood, and dishwasher. Sliding doors take you out of the living area onto the undercover balcony, providing an ideal setting to relax with a good book and refreshment. The main bedroom also enjoys direct balcony access, built-in robes, and a private ensuite. Additionally, the combined second bathroom and laundry provide everyday convenience, and the second bedroom is privately positioned and features a built-in robe.

To complete the picture, there is direct elevator access to the apartment (as well as stairs), floating timber flooring to the walkways and kitchen, carpeted bedrooms and living areas, and a single secure basement car space with a small storage cupboard.

The apartment may also certainly attract investors with its current rental appraisal of approximately \$600-\$620 per week.

With shops, dining, beaches, and the marina all within easy walking distance, and convenient access to the wider Coffs Harbour amenities, this property presents an outstanding opportunity for a low-maintenance coastal lifestyle, a lock-and-leave holiday retreat, or a smart investment in a premium location.

Council rates \$2579 pa  
Strata fees \$5600 pa

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.

### Open for Inspection

By Appointment.

### Listed By

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Listing Number: 3517911