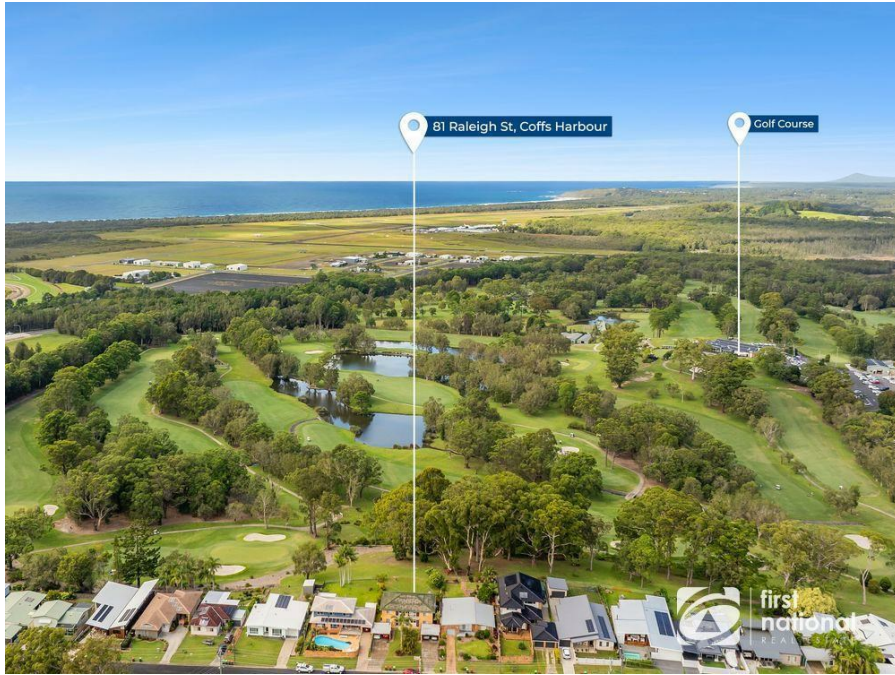


## 81 Raleigh St, Coffs Harbour, NSW 2450

## Expressions of Interest

Block of Units 8  4 



### Block of 4 units on one title - overlooking the golf course

Positioned just a short stroll from the fairways of Coffs Harbour Golf Club, this rare offering places you within easy reach of the course - perfect for those who like to keep their swing sharp and their tee times close to home. Set approx 200 metres from the 12th hole, this elevated holding enjoys a sweeping outlook across manicured greens, tranquil water hazards and rolling fairways that form a picturesque backdrop.

**Open for Inspection**

By Appointment.

Like a well-played round of golf, the property is all about consistency and upside. The two storey complex comprises four 2 bedroom units on the one title - two on the ground level and two above - each currently leased to long-standing, reliable tenants. Delivering steady returns today, there's clear scope to "play the long game" with cosmetic upgrades, rental adjustments or a broader repositioning strategy. All leases are on a month-to-month basis and currently sit below market value, presenting immediate opportunity to improve yield.

While the existing improvements are solid and functional, the real strength lies in the landholding itself. The generous, mostly level block features a spacious rear yard, the block of units and two double carports accommodating four vehicles. With R2 zoning, there's flexibility for future development (STCA), whether you choose to renovate, rebuild or landbank for the next play.

Whether you're an investor seeking reliable income, a developer eyeing future potential, or a golf enthusiast wanting to invest or live moments from the fairway, this is a rare chance to secure a premium position in a tightly held pocket.

Opportunities like this don't come around often - especially ones that offer such seamless access from front door to first tee.

#### Property Overview:

- Block of 4 units on one title
- 4 x 2-bedroom units
- Two-storey building (circa 1970)
- Elevated, mostly level 815.7m2 block
- Two double carports (4 car spaces)
- Electricity separately metered
- Month to month leases

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