

11/28 Brunswick Ave, Coffs Harbour, NSW 2450

Sold - 11/02/2015

Other 1 1 1



## Quiet & Close to Everything!

Outstanding Investment Opportunity! Position perfect! North facing and double brick construction!

Looking for an investment? Look no further; this fabulous investment opportunity is currently leased at \$240pw, and has very affordable strata levy of \$439.50.

Situated in a lovely quiet street, this unit is just minutes walk over the hill to Diggers Beach and the Solitary Islands Marine Park or a leisurely stroll across to Park Beach Plaza. In fact you are also within 5 minutes drive to the Jetty or Coffs Central.

Generous in its proportions with 103sqm of total space provided.

Accommodation comprises, spacious combined lounge/dining (with built in storage) which is open planned to the kitchen. The kitchen is modern in design and features ceramic cooktop, rangehood and wall oven and a delightful lookout over the front porch and into the gardens. Sliding doors from the lounge open to a sundrenched and usable undercover patio which runs across the entire length of the unit.

There is plenty of room to spread out and enjoy the fabulous oversized bedroom, with built in robe which has private access to the front porch. Full bathroom, and separate WC with adjacent huge internal laundry with Linen press and ample storage within.

No more storage concerns for those very bulky storage items, located off the entrance hallway and right opposite the unit's front door, is a spacious, private and lockable storage area. Undercover parking required? Car accommodation is just a few short steps down the hallway at the rear of the building.

Other property features:

- \*Level Entry.
- \*Carpets to living area and bedroom.
- \*Vinyl flooring to kitchen.
- \*Security Screens to all external windows and sliding doors.
- \*Storage room approx 1.5m x 2.5m.
- \*Clothes dryer in laundry.
- \*External clothes drying lines.
- \*Close to public transport.
- \*Minutes to beaches, shopping, cafes, restaurants etc.

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RATES: \$2023.70 per annum STRATA: \$439.50 per str LAND SIZE: 103 sqm

### Listed By

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