




**1117-1118/2 Bay Drive, Pacific Bay Re , Coffs Harbour, NSW
2450**

Sold - 26/06/2015

Apartment 2  2  1 



Investment, holiday-home or both!

Invest, live-in or escape to this fully furnished single level apartment featuring 2 units (1117/1118), connected by a private lockable foyer area, all on the one title at Pacific Bay. This garden apartment enjoys lagoon, resort grounds and golf course views.

Open for Inspection

By Appointment.

Being fully furnished and equipped to a high standard the owner/tenants can enjoy full use of all the excellent resort facilities including the golf course, tennis courts, gym, pool, bar, beauty salon, hairdresser, and Charlies restaurant, as well as having easy access to three beaches and a barbeque reserve all within proximity of the resort.

As the new owner your use options are:

- Reside in entire property (1117/1118) yourself as a 2 bed apartment
- Rent entire property (1117/1118) permanently as a 2 bed apartment
- Holiday-let entire property (1117/1118) as 2 bed, 1 bed or studio
- Use entire property (1117/1118) as a holiday getaway for you & the family
- Many combinations of the above uses are also possible between the 2 units as they can be utilised separately or as one dwelling.

Permanent rental appraisals for the units are as follows

- * 1 bedroom fully furnished apartment (1118) \$360 per week
- * 2 bedroom fully furnished apartment (1117/1118) \$390-\$400 per week

The property is currently entirely holiday-let by the owner using websites such as stayz.com for lead generation. The owner also uses the apartments themselves when available. Current annual income and outgoings are listed below for period (Apr14-Mar15):

Income: \$23,000
Cleaning: \$ 4,200
Strata fees: \$8,100
Council rates: \$1,980
Advertising: \$1,450

Listed By

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