




4/35 Arthur St, Coffs Harbour, NSW 2450**Sold - 5/11/2016**Townhouse 3  2  1 

Sold at Auction

Only two years old, this complex of six townhouses was architecturally designed and constructed by an excellent local builder. Great consideration was given to the Coffs climate and lifestyle when designing the complex, so two storey glass feature windows and an internal void bring in an abundance of light to the townhouse. Louvers throughout the townhouse help with the circulation of coastal breezes.

Open for Inspection

By Appointment.

The smart galley kitchen with large pantry and quality appliances leads to the spacious open plan living/dining area, and the entire downstairs floor plan is enhanced by porcelain tile flooring. A separate powder room on the ground floor is very convenient, together with the internal access from the single auto garage. Sliding doors at the rear of the townhouse open out to the private courtyard which is spacious enough for plenty of outdoor living.

The three bedrooms upstairs all have built-in robes, there is a main bathroom, and the master has its own ensuite. Both bathrooms are of quality design.

The excellent location of 35 Arthur Street very close to the beach as well Coffs main shopping centre, means that the car can often be left at home. By car, it is only minutes to the airport, hospital, CBD and uni.

Investors too will be attracted to the low maintenance and good rental return (\$380 per week approx.). Very low strata fees of \$228.50 per quarter are also an enticement.

This property must be sold. Auction 10am Saturday 5 November in First National Office - 386 Harbour Drive, Coffs Harbour Jetty.

Strata fees \$914 per year

Council rates \$2149.77 per year

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