

2/123 Park Beach Rd, Coffs Harbour, NSW 2450

Sold - 10/08/2021

Apartment 3   2 



## By the seaside ... at 'Seashells'!

The simple things in life are the best, and this great apartment confirms exactly that. The ground floor, single level lifestyle, with direct private access out to the oceanside boulevard including cafes, hotel and surf & bowling clubs, makes this property very desirable.

### Open for Inspection

By Appointment.

Right across the road is the beachside reserve as well as Coffs' main beach. If you forget the milk take a short walk up the road, if you feel like a beer walk straight to the pub, if it's time for a surf grab the board and head to the waves, if you need a meal at any time of the day the café and club options are endless ... and all without hopping into the car!

Only 3 years old, the 'Seashells' apartment complex made a splash along our oceanfront and with its beautiful pool, barbecue cabana and steam room, residents and guests will find plenty to do without leaving the complex. And when they do, there are plenty of beachside options to choose from.

For interested investors, or buyers looking for a healthy hobby, this apartment is currently run as a very successful short-term holiday rental, with figures available on request. The gross return during the 2020 tax year equated to over 7%.

Internally, the floor plan is spacious, beachy and neutral. The kitchen is smart and welcoming with gas cooking, ideal for budding chefs and meal preparation. There are three spacious bedrooms, two of which enjoy private access out on to the terrace, and the ensuite and main bathroom are very modern. The living/dining/kitchen open space is generous and the laundry is conveniently placed right next to the kitchen.

The outdoor entertaining terrace provides a generous space for relaxation and socialising, and a quick exit to the neighbourhood is easy with a private gate out to the street.

The pool is sparkling and inviting with its water feature and overall design. Positioned on the 3rd floor, take the lift from the front door straight up there, throw your towel on the sun lounge and enjoy the water, or read a good book. Enjoy time in the steam room, and then it'll be time to throw a steak on the barbie!

Aircon and fans help with the warmer and cooler months. NBN is connected to the apartment. The 2 car spaces in the ground floor garage are very close by, together with the private storage cage.

So now is the time to snap up a sunny Seashells lifestyle or investment!

### Listed By

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