

79A Azalea Ave, Coffs Harbour, NSW 2450

Sold - 11/11/2021

Residential Land



## DA approved boarding house site - amazing price!

Seller has another opportunity elsewhere.  
Has now priced this property to sell quickly!

DA for New Generation Boarding House - prime location or possible alternate townhouse site STCA

- Rare DA approved for architecturally designed New Generation Boarding House
- 25 executive self-contained studio apartments including manager's studio
- 14 car spaces, 2 accessible car spaces, 5 motorcycle & ample bicycle spaces
- Approximate gross annual income potential \$416,000
- Anticipated average rental circa \$320 per studio per week
- Email Rich on [rjmckeon@fncoffs.com](mailto:rjmckeon@fncoffs.com) for complete 'Information Memorandum Pack' (IM)

This property represents a unique opportunity to acquire a DA Approved "New Generation Boarding House" site in the heart of Coffs Harbour. This elevated site enjoys district views, excellent proximity to services, within walking distance to; CBD, local amenities, public transport and the Coffs Central Shopping complex, McLean St Park/oval and playing fields and Azalea Ave Park. Also located only a short ride/drive to; Base Hospital/Health Campus, University Campus, TAFE, several primary and secondary schools, Music Conservatorium, Jetty District, Jetty Theatre, Park Beach Plaza & Homebase, Coffs Airport, Coffs Racecourse and Golf Course, along with beautiful beaches just to name a few.

### Features

- \* DA Approved "New Generation Boarding House"
- \* 25 self-contained studio apartments over 2 levels including manager's studio
- \* Several communal areas, both indoor and outdoor, including shared laundry
- \* 13 single studios and 12 double studios
- \* 1 Basement – undercover parking for 14 cars, 5 motorbikes and ample bicycles
- \* 2 additional accessible parking spaces at ground
- \* Total land area: 1322sqm approx.
- \* Approximate gross annual income potential \$416,000

### Listed By

Rich McKeon  
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Open for Inspection

By Appointment.