

1/1 Sandy Beach Road, Korora, NSW 2450

NOLAN PARTNERS

Townhouse For Sale

Wednesday, 7 February 2024

1/1 Sandy Beach Road, Korora, NSW 2450

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 180 m2

Type: Townhouse



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\$899,000 - \$949,000

Looking to embrace a new lifestyle? Yearning to leave behind the city's hustle and bustle for the tranquillity of one of our most sought-after suburbs? Look no further than this exquisite townhouse, just a short stroll from Korora Beach, 7 minutes' drive to Park Beach Plaza, and 11 minutes' drive to Coffs CBD! This split-level townhouse boasts beautiful hardwood timber floors and timber raked ceilings, creating a spacious and luminous atmosphere. Step through the large sliding doors off the living area onto the undercover deck, offering a breathtaking 180-degree ocean view. The air-conditioned kitchen features ample storage, a 4-burner gas cooktop, LOFRA electric oven, dishwasher, and a breakfast bench. The main bedroom includes a built-in robe, ceiling fan, sliding door to the deck, and stunning ocean views, while the second bedroom offers a built-in robe and ceiling fan. A renovated three-way bathroom with a neutral colour palette serves both bedrooms, complete with a separate WC, bath, and shower. Outside, a sizeable deck surrounded by lush gardens offers a private oasis for entertaining or enjoying the serenity of the area. This space can easily be fenced for pets or children. Downstairs, the generously sized third bedroom features air conditioning, an ensuite bathroom, and a built-in robe is perfect for guests or teenagers to have their own privacy. A single remote garage with internal access, two additional parking spaces, and a laundry with exposed brick provide convenience and storage. Plus, there's ample storage space underneath the house with internal access. In a complex of only two townhouses with self-managed Strata, this means no annual meetings, no sinking fund, no levies and the fees payable are for the home insurance ONLY. With a view like this, this property won't last long! Council Rates: \$2,924 pa (approx.) Strata Fees: \$1,200 pa (approx.) – insurance only Land Size: 193 sqm (approx.) Building Size: 180sqm Zoning: R2 Age: 36 years (approx.)