

**1/15 York Street, Coffs Harbour, NSW 2450**

**Unit For Sale**

Wednesday, 31 January 2024

1/15 York Street, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 105 m2**

**Type: Unit**



Lauren Courtney  
0266500655



Melissa Nolan  
0266500655

**\$449,000**

Discover the allure of a vibrant coastal lifestyle without stretching your budget with this delightful 2-bedroom unit. Positioned opposite York Street oval, this sought-after locale is a favourite among both tenants and homeowners. Enjoy the convenience of being just a block away from the beach and within easy strolling distance to cafes, pubs, clubs and Park Beach Plaza. Step into a tiled open plan living and dining area that is bathed in natural light from its sunny north/east aspect. The neat kitchen is equipped with electric cooking and a dishwasher, complementing the contemporary aesthetic. Both bedrooms are generously sized, providing effortless access to the well-appointed bathroom with separate bath and shower. With the added bonus of an expansive front sunroom, this space is ideal for a home office, sitting room, kids play area or winter garden. Situated within a well-maintained block of 6 units and accompanied by a single carport, this residence offers a fantastic opportunity in a highly sought-after coastal area. There is currently a tenant in place paying \$470 per week until September 2024. Council Rates: \$2,415 pa (approx.) Strata Fees: \$2,768.84 pa (approx.) Building Size: 105.1 sqm (approx.) Zoning: R3 Age: 1971