

**1/3b Gordon Street, Coffs Harbour, NSW 2450**



**Sold Apartment**

Thursday, 26 October 2023

1/3b Gordon Street, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



David Baird  
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**\$385,000**

Perfectly positioned in an elevated location on the outskirts of Coffs Harbour CBD, this inner-city apartment offers a prime opportunity for comfortable urban living. Within a short stroll, you'll discover a bustling hub of convenience with major shopping, including Woolworths, an array of cafes, restaurants, a gym, three hotels, and all the amenities you would expect from a vibrant town centre. This apartment boasts an inviting open-plan lounge and dining area, ensuring a welcoming atmosphere. Stay comfortable year-round with the convenience of air conditioning. The two generously sized bedrooms provide ample space, with the main bedroom featuring a built-in wardrobe and ceiling fan for added comfort. The modern kitchen is both functional and aesthetically pleasing, equipped with electric cooking appliances and plenty of cupboard space, making meal preparation a breeze. The well-appointed bathroom and a separate w/c add to the apartment's practicality and convenience. Step out onto the entertaining veranda to enjoy breath-taking hinterland views, offering a serene retreat right at home. The separate laundry and under-cover parking provide added convenience and practicality. Currently leased until April 2024, this apartment generates a rental income of \$410.00 per week, making it an attractive investment opportunity. This fantastic inner-city apartment is sure to draw substantial interest. Don't miss out on this opportunity - call today to arrange a viewing and secure your piece of urban paradise. Rental return: \$410pw (actual) Strata levies: \$2,542pa (approx.) - Rates: \$2,405pa (approx.)