

# 1/51 Ocean Parade, Coffs Harbour, NSW 2450



## Apartment For Sale

Thursday, 4 January 2024

1/51 Ocean Parade, Coffs Harbour, NSW 2450

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 221 m2

Type: Apartment



Caroline Campbell

**\$1,095,000-\$1,150,000**

This spacious apartment at "Sunrise on the Beach" will be your ideal new lifestyle, offering the ultimate in low-maintenance coastal living. Opposite the beach and bowling club, positioned on the flat beachfront boulevard of Ocean Parade, your days can be enjoyed walking on the sand or around the beach reserve, playing bowls, enjoying coffee or lunch at an excellent cafe close by, taking a dip in the pool or the waves, or just relaxing on your verandah where you can watch the bowlers and the world go by! An easy flat walk also takes you to the Jetty precinct where the marina, Muttonbird Island, beach and more cafes, bars and restaurants await you. An internal lift provides access to your door. On entry, you are immediately impressed by the generous floorplan (total 221m<sup>2</sup>). The newly renovated open plan kitchen, living and dining space features light, bright tones and plenty of windows allow lots of natural light. The well-appointed kitchen has stone benchtops, ample storage and an island bench that also serves as an informal family meal space. The good sized internal laundry adjoins the kitchen. Glass stackers open to a private covered balcony – a lovely spot to enjoy your coffee in the morning, cool drink in the afternoon or a barbecue with friends/family. The master retreat is ideally located on this side of the apartment, making the most of the views across the bowling greens to the beach. Glass stackers give this room private access to the patio. A shuttered wall separates the bedroom from the full-sized ensuite that features a shower, spa bath and dual vanity. The retreat also features a generous walk-in wardrobe. Two other spacious bedrooms have access to private patios and built-in robes. A 3rd room with patio access is currently used as a media room but would make a handy 4th bedroom. The coastal feel continues in the main bathroom, with generously proportioned bath, shower and vanity. A powder room is ideal for guests, and a generous walk-in cupboard provides valuable extra storage space. Other features include new new paintwork and carpet throughout, new bathroom appliances, newly renovated powder room, secure intercom entry, two car parking in secure garage, pool, reverse cycle aircon, ceiling fans and a private separate storage room. All this just minutes' easy walk to Park Beach, cafes and a few mins' drive to shopping plaza and Coffs Jetty. Strata \$8000 pa approx Council \$2630 pa