

# 1/55 Ocean Parade, Coffs Harbour, NSW 2450

## Unit For Sale

Wednesday, 8 May 2024

1/55 Ocean Parade, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Price Guide \$530,000

The perfect north-east aspect is just the first ticked box. From there the list of apartment "must-haves" goes on ... the renovated interiors; low maintenance living; beachside location; and proximity to coastal walks, the Jetty precinct, summer food markets, and excellent club, hotel and cafes (including one right next door). Combine all of this with the great presentation and easy access onto the beach, and you immediately have the 'feel good' factor. The light and airy open plan living/dining benefits from the great aspect and has access to the full length north-facing deck. This is the perfect outdoor space to sit, relax and enjoy the ambience and coastal vibe of the Ocean Parade precinct. With morning sunshine, and then later on afternoon sunshine, the cooler months will still feel summery! The kitchen is modern and functional with plenty of cupboard space and natural light, and complements the easy living and entertaining feel of the apartment. Air conditioning can be enjoyed if the heat or cold calls for it, however with the frequent sea breezes and sunshine, as well as ceiling fans in every room, there won't often be a need. Both bedrooms are generous in size with built-in robes, ceiling fans and air conditioning. There is an allocated undercover car space and importantly a very handy lockable storage room where toys, surfboards, golf clubs can be kept safely. The residents' pool at the rear of the complex will be much enjoyed after a surf, beach swim or walk around the neighbourhood. This great unit is situated on the first floor of the "Ocean Spray" complex of 12 properties which is located in a cosmopolitan position just a few minutes stroll to cafes, shopping, beaches and the beautiful Coffs Jetty with marina and Muttonbird Island. With both holiday and permanent rental an attractive option for income, this unit will appeal to investors looking for a 'beach pad' as well as owner-occupiers looking for a very comfortable, convenient and low maintenance place to live! Council rates \$2475 pa Strata fees \$4800 pa approx Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries.