

10/88 Park Beach Road, Coffs Harbour, NSW 2450

NOLAN PARTNERS

Townhouse For Sale

Wednesday, 12 June 2024

10/88 Park Beach Road, Coffs Harbour, NSW 2450

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 212 m2

Type: Townhouse



Craig Gardner
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\$739,000

This well-built townhouse complex offers the perfect blend of modern architecture and prime location. Nestled just minutes away from both sandy shores and bustling shops, Townhouse 10 is designed to impress. Every detail has been thoughtfully considered, featuring luxurious stone benchtops, sleek stainless-steel appliances, elegant porcelain tiles, and efficient reverse cycle air conditioning. Positioned towards the rear of the complex, this home is a sanctuary of natural light, boasting expansive glass voids and large windows that invite warmth and spaciousness into every room. The oversized wrap-around courtyard, facing the sunny north-east, is perfect for entertaining or unwinding in your own private outdoor oasis. Step inside to explore a floor plan that effortlessly balances style and functionality. The large open kitchen and dining area, equipped with modern appliances and stone benchtops, is a chef's dream. The separated living room, bathed in sunlight from the glass void above, creates an airy, double-height ceiling effect that enhances the sense of space. Upstairs, you'll find three generous bedrooms, all with built-in wardrobes, and a main bathroom complete with both a shower and a bath. The master bedroom boasts an ensuite and reverse cycle air conditioning, ensuring comfort and privacy. A third toilet conveniently located within the internal laundry on the ground floor adds to the practical layout of this stunning home. Beyond its beautiful interiors, this townhouse offers an array of additional features including a single lock-up garage, pet-friendly policies, and low strata fees. It's an ideal choice for first home buyers, with the price point qualifying for stamp duty exemption, as well as investors seeking strong rental returns, currently achieving \$600 per week with a tenant in place, however potential return of \$640pw is achievable. Located close to Coffs Harbour CBD, you'll enjoy easy access to Park Beach Plaza, Northside Shopping Centre, and the serene shores of Park Beach. Council Rates: \$2,453 pa (approx.) Strata Fees: \$2166.68 pa (approx.) Land Size: 212 sqm (approx.) Zoning: R1