

**107/2 Firman Drive, Coffs Harbour, NSW 2450**

**Sold Villa**

Tuesday, 30 April 2024

**the edge**  
COFFS HARBOUR

107/2 Firman Drive, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 144 m2**

**Type: Villa**



Grant Larsen  
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**\$580,000**

Three bedroom, fully furnished, air-conditioned spa villa at Aanuka Beachfront Resort. The floor plan comprises a fully self-contained, furnished 2 bedroom, 2 bathroom, air-conditioned villa with a 3rd WC off the laundry, plus an attached one bedroom, furnished and air-conditioned studio, with ensuite bathroom, kitchenette and separate key access, currently managed by Breakfree Resorts (Accor Group) with a guaranteed minimum income each year. All bedrooms are air-conditioned, the kitchen is spacious and includes a dishwasher, under-bench oven and ceramic cook-top. The property can sleep up to 6 people and also features a private outdoor garden courtyard off the dining room and a balcony off the upstairs master suite, with tropical garden views. This is a great investment earning a minimum of \$47,542 per year (linked to annual CPI increases) as a managed investment, and allows the owners 14 days use per year, but would also be fantastic as a beachside residence, only 150m to the beach. In addition, the owners received another \$20,814 as extra income over and above the guaranteed minimum income for the 2022-2023 financial year. Full use of resort facilities are available while staying there and include: swimming pool close to the villa, 3 tennis courts, large outdoor rock pools with waterfalls and spa-caves, playground, mini golf, gym, day-spa, restaurant and cocktail bar, BBQ facilities. Easy walking access to Diggers Beach for swimming, surfing, fishing and beach-walking.\* Fully furnished 2 bedroom, 2 bathroom, air-conditioned villa, plus attached hotel style, 1 bedroom studio, with ensuite, kitchenette and separate key access.\* Private ground level courtyard plus a deck off the upstairs main bedroom.\* Tropical garden outlook, single carport, 4th WC in the laundry.\* Resort managed with a guaranteed minimum annual income of \$47,542.\* Resort facilities include: 3 tennis courts, large outdoor rockpools with waterfalls and spa-caves, playground, mini golf, gym, day-spa, restaurant and cocktail bar, BBQ facilities, easy access to Diggers Beach. Strata: \$3,231pa (approx.) - Rates: \$2,471pa (approx.)