

**11/274 Harbour Drive, Coffs Harbour, NSW 2450**



**Sold Unit**

Wednesday, 23 August 2023

11/274 Harbour Drive, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Kylie Swift

**\$443,000**

\* Incomparable Hinterland Views\* Gorgeous Jetty location\* Positioned for privacy\* Less traffic noise than comparable offerings  
This well positioned investment opportunity offers first and foremost, fantastic positioning being close to the Coffs Harbour CBD, the Jetty, café strips, beaches, entertainment, and shopping. Apartment living is for those that don't want to be tied to maintenance and cleaning. This easy to care for home offers a clean and simple 2-bedroom, 1-bathroom floorplan with a tuck away laundry and galley style kitchen. The bedrooms are generous, the bathroom fully equipped, and the hinterland views are a gift, each day. The benefits of buying into a complex are plentiful. Yes, you omit the external upkeep, yes you have added security as you always have neighbours nearby and yes, it's an easy home to lease out should you be wanting to travel or relocate for a while. In fact, we have a historic rental return of \$490pw and suggest \$475pw would be more achievable in the current rental market. There is a carpark attached to this apartment, however given the position you could trade the car in for a holiday! Our seller has made a commitment to sell and is offering the property vacant should an owner occupier choose to purchase. If you are an investor, we could work towards having a tenant in place prior to settlement. Strata fees: \$3,264pa (approx.) - Rates: \$2,426pa (approx.) Contact Kylie Swift of Virtue Property Grafton on 0488 161 621 to inspect! **DISCLAIMER:** Whilst a high duty of care has been exercised in sourcing all marketing content, we cannot always guarantee its accuracy. We ask that prospective purchasers carry out their own searches and investigations on matters of personal or professional interest.