

# 125 Dress Circle, Coffs Harbour, NSW 2450

## Townhouse For Sale

Wednesday, 18 October 2023

125 Dress Circle, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$999,000-\$1,039,000**

This modern and beautifully appointed attached duplex, offers stunning ocean, island, harbour and mountain views. Positioned within the elevated Summit Estate, providing the convenience of being only minutes from the major shopping centre of Park Beach Plaza and the beautiful Coffs beaches. Also enjoy a spacious overall floor plan of 230m<sup>2</sup>, including alfresco, decks and garage. This home includes easy street-level access to the double garage, living, dining, kitchen, guest toilet, generous sized balcony, laundry with external door and doggy flap fitted to provide access to a small fenced & turfed clothes drying area. Located downstairs is the main bedroom, with private balcony, walk-in-robe and ensuite, 2nd and 3rd bedrooms, and main bathroom. If you are looking for spacious and low maintenance living with amazing views, within perfect proximity to town, services and the coast, this property is well worth your time to inspect. Property features:

- Two year old beautifully appointed attached duplex within prestigious Summit precinct
- Stunning ocean, island, harbour and mountain views
- Spacious undercover balcony
- Private balcony from main bedroom
- Air conditioning to living and main bedroom
- Beautifully designed kitchen with stone bench tops and s/s appliances
- Generous sized bedrooms, with built-in robes, all on one level
- Main bedroom with large walk-in robe and ensuite
- Generous sized main bathroom on sub level
- Built by one of Coffs' most respected builders
- Double garage with easy level access
- Only 2 minutes drive to major shopping centre
- Only 5 minutes drive to beautiful beaches
- Current rental appraisal \$720-\$750 per week
- Council rates: \$3000 per annum (approx.)
- Strata rates: \$1980 per annum (approx.)
- Community title rates: \$200 per annum (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.