

**13/28 Fitzgerald Street, Coffs Harbour, NSW 2450**

**Apartment For Sale**

Friday, 17 May 2024

13/28 Fitzgerald Street, Coffs Harbour, NSW 2450

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Avi Aronsen  
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## **\$349,000-\$379,000**

Set within 'The Dunes', this peaceful 1-bedroom property will appeal to a range of buyers including holiday makers, first home buyers & investors. With a mere 400m walk to Park Beach, you can enjoy a relaxed and convenient coastal lifestyle in a resort-style complex. Imagine waking up to serene east-facing views of the treed outlook, enjoying the beautiful coastal breeze and morning sun from your living room, balcony, and bedroom. You will be able to watch wildlife birds from your balcony and living room, and have a refreshing swim or leisurely beach walk every day. This property is located on the first floor, facing east, so you can enjoy complete privacy and peace. Other great features include NBN, built-in wardrobes, ceiling fans, internal laundry and designated carport space. You will have access to all the facilities this complex has to offer including an outdoor swimming pool, spa, tennis court, BBQ area, kids playground, and a large grassed area. You will feel like you are on holiday all year round, with all facilities and grounds maintained by caretakers, so you won't have to lift a finger. This property is currently tenanted by a valued long-term tenant (currently on continuance lease agreement and the tenant is paying \$350 per week), making it an easy takeover for investors. But it's not just great for investors, it's also an ideal first home, downsizer, or holiday let investment property. Council rates: \$2,442 per annum Strata rates: \$4,000 per annum Rental appraisal: \$350-\$380 per week Year built: 1985 Zoning: R1 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.