

**14 - 14a Seabeach Street, Sandy Beach, NSW 2456**



**Duplex/Semi-detached For Sale**

Thursday, 13 June 2024

14 - 14a Seabeach Street, Sandy Beach, NSW 2456

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 228 m2**

**Type:**

**Duplex/Semi-detached**



Russell Snedden

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## AUCTION

Built to fully maximise your investment and return optimum yields, this modern duplex is one of those rare opportunities that is usually snatched up quickly by smart property investors. One 3 bedroom and one 2 bedroom home are strategically compartmentalised under the one roof with a functional floor plan. Both residences are independent, being fully fenced and retain their own privacy from each other. The larger three bedroom residence features an open plan kitchen/living space as well as a formal living/media room, allowing plenty of room for a family to spread out. The sunny front master bedroom encompasses a delightful walk-in robe and ensuite and the remaining two bedrooms have built-in robes. The two bedroom offers a more compact but very functional design with an open plan kitchen & living space at the heart, with both bedrooms and bathroom branching off that. Each home incorporates contemporary design features such as, neutral tones, downlighting, blinds, tiled flooring in the living spaces, lush carpet in the bedrooms and split system air conditioners, which provide comfortable and low maintenance living. Covered patio spaces flow off both living areas for entertaining or just a spot to sit and enjoy the private outdoor yard space and single lock up garages accommodate vehicle storage. Situated in the seaside suburb of Sandy Beach, this area is boasting with potential and growth. A quieter relaxed location to escape the hustle and bustle and live a more carefree and stress free life, but still close enough to utilise the convenient services that the beautiful city of Coffs Harbour has to offer. Not just a stylish facade, this surprising property has ALOT to offer a variety of buyers. Investors can reap the rental returns, recently producing a weekly rent of \$1,030.00 combined. Move in and rent the other side, having an income to help pay the mortgage or maybe you have parents or extended family you want close, then this could be the perfect place to live together yet independently. Whatever the reason to buy, this will be a lucrative investment for your future.