

# 24 Hill Street, Coffs Harbour, NSW 2450

## House For Sale

Thursday, 6 June 2024

24 Hill Street, Coffs Harbour, NSW 2450

**Bedrooms: 7**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



Sean Campbell  
0266525833

**\$1,100,000**

This prime investment opportunity in Coffs Harbour is just a short stroll from the CBD and offers incredible potential for both immediate rental income and future development. The property spans 1012m<sup>2</sup> and is zoned R4 High Density, making it ideal for future projects such as apartments or townhouses. Currently, the property features dual occupancy with two well-maintained villas. The first villa includes three bedrooms, one bathroom, and two car spaces, and is rented for \$500 per week. The second villa has four bedrooms, one bathroom, and two car spaces, generating \$620 per week in rental income. The total rental income of \$1120 per week provides a steady return on investment. With its mostly level block and convenient rear lane access, the property is perfect for future development plans. Situated within walking distance of the Coffs Harbour CBD, this property offers easy access to shopping, dining, and entertainment, enhancing its attractiveness for potential future residential projects. This exceptional property is a rare find for investors looking to secure a foothold in a rapidly growing area with significant future capital growth potential. Invest in your future with this prime Coffs Harbour property and watch it grow. Council Rates: \$5535.00 Per Annum