

297 Sawtell Road, Boambee East, NSW 2452

Sold Block Of Units

Friday, 3 May 2024

297 Sawtell Road, Boambee East, NSW 2452

Bedrooms: 5

Bathrooms: 5

Parkings: 5

Area: 911 m2

Type: Block Of Units



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\$1,285,000

Presenting as a wonderful opportunity for astute buyers is this brand new group home complex that comprises of a main residence and four separate wheelchair friendly studios. Versatile and easy to maintain, this complex is suited for a wide range of buyers. Located within a short walking distance to Boambee Creek, and just a few minutes to shops, cafes, restaurants and Sawtell Beach, this property also offers easy access to the Pacific Highway and less than a 10 minute drive to Coffs Harbour Health Campus, Coffs Harbour Airport and University. This complex is certified as 'Group Home' and not suitable for Air-bnb, but could have the potential to be an excellent investment opportunity with long term rental appraisal of \$104,000-\$109,720 per annum. Advised to carry out own due diligence in this regard. Main Residence: Open plan and light-filled dining, kitchen and living area with a ceiling fan and treed outlook. Ideal for gatherings/meetings, this space also offers easy access to the outdoor entertaining area through large sliding doors. The kitchen is modern and offers plenty of cupboard and bench space, stone benchtops, a 5-burner gas cooktop and a breakfast bar. On the eastern side of the main residence is the lockable managers private retreat area with 1 bedroom, 1 bathroom, a living area and private balcony. The large outdoor gathering area is sure to be one of the favourite meeting spots as it boasts a north facing, sunny aspect, central location and is easy to access for all residents. Studios/meeting rooms: All studios are spacious and feature private balconies, large kitchenette with ample cupboard and storage space, and large bathrooms with a toilet and shower. Council rates: \$3,221 per annum Rental appraisal: Main residence \$520 - \$550 per week incl. electricity and water Each studio \$370 - \$390 per week incl. electricity and water Features that we love: - Wheelchair friendly throughout the complex - Fans, LED lights and high raked ceilings throughout - 15000L water tank and 9.9KW solar system for electricity and hot water system - Easy to maintain, modern tones, private balcony to all studios and main residence - Covered parking area, lockable storage area - Walk to Boambee Creek, few minutes to amenities, Sawtell Village and beaches Disclaimer: Agent does not guarantee accuracy of the information. Purchasers need to make their own independent enquiries. Thank you.