

# 3/88 Park Beach Road, Coffs Harbour, NSW 2450

## Townhouse For Sale

Monday, 3 June 2024

3/88 Park Beach Road, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$729,000**

'Eighty Eight' is a well built townhouse complex offering modern architecture mixed with convenient proximity within minutes walk of both the sand & shops. Not a detail was missed with its original design; including stone island bench, stainless steel appliances, porcelain tiles and reverse cycle air conditioning. Set back from the street, 'townhouse 3' is spoilt with an abundance of natural light, glass voids and large windows. Sunlight is drawn in all directions throughout floor plan, creating the feeling of warmth and spaciousness. With an oversized private courtyard and undercover alfresco, the outdoor living area within this townhouse is perfect for entertaining or simply relaxing within your own space. This property represents a great opportunity for first home buyers, investors, or owner occupier alike, who are looking for a quality property close to both town and beach with strong future capital growth potential. Current rental appraisal \$620-\$630 per week. Council Rates; \$2,453 pa (approx.) Strata Fees; \$2,168 pa (approx.) Townhouse features:

- Price point is eligible for first home buyer stamp duty exemption
- Large undercover alfresco & east facing courtyard area
- Quality fixtures and fittings throughout
- 3 bedrooms (all with built-ins)
- Reverse cycle air-conditioning to living and main bedroom
- Porcelain tiles throughout - carpet to the bedrooms
- Large open kitchen / dining
- Modern kitchen with stone island bench and stainless appliances
- Separated living room with abundance of glass and natural light
- Glass void above living room doubling the ceiling height
- Main bathroom with shower and bath
- Ensuite off main bedroom
- Separate 3rd toilet downstairs within internal laundry
- Pet friendly complex
- Single lock up garage
- Perfect for investment, first home or owner occupier
- Currently rented for \$610 per week
- Current rental appraisal \$620 - \$630 per week
- Close to Coffs Harbour CBD
- Walk to Park Beach Plaza or the convenient Northside Shopping Centre
- Walk to the sandy shores of Park Beach

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.