

# 5/65 Nesca Parade, The Hill, NSW 2300

## Sold Unit

Thursday, 29 February 2024

5/65 Nesca Parade, The Hill, NSW 2300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$440,000**

Affordable buying in this desirable coastal position. Beach life and café convenience go hand-in-hand in this lifestyle apartment, positioned on the middle-level of a solidly built and neatly kept complex. A canvas of timber floors and crisp white walls, open plan living is anchored by a tidy gas kitchen and two bedrooms are positioned quietly to one side with a shower bathroom between to offer separation. Complete with a balcony soaking up northerly sunshine and a view across Cooks Hill, here is a home that delivers an exceptional living experience, where you can easily walk to Darby Street cafes, Harris Farm, the Bogey Hole for a quick dip, or King Edward Park for the perfect summer picnic- it's all at your fingertips.

\* Relaxed mid-floor apartment with a dedicated single carport & shared laundry\* Open plan living flows out to a covered balcony with a view across Cooks Hill \* Neat gas-equipped kitchen and a tidy bathroom with walk-in shower \* Quietly-set bedrooms; fresh colour scheme and hardwood floors throughout\* Start your day by stretching your legs along the coast-hugging Memorial Walk \* Wander into town for a long list of iconic pubs, bars, restaurants and galleries\* Strolling distance to your morning coffee, daily surf or grocery shop \* Presently rented to long term tenant at \$310 per week. Market rent \$400 pw.\* Ideal first home or city fringe investment. Council Rates: \$1583 PA approx Water Rates: \$788 + Usage PA approx Strata Levies: \$862 Per Quarter approx Rental Potential: \$400 PW