

**5/75 Ocean Parade, Coffs Harbour, NSW 2450**

**Sold Unit**

Thursday, 14 September 2023

**the edge**  
COFFS HARBOUR

5/75 Ocean Parade, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 85 m2**

**Type: Unit**



Grant Larsen  
0266529888



Mark Webb  
0266529888

**\$450,000**

On the 3rd level (top floor) of this block and elevated to capture the sea breezes, this 2 bedroom unit is also north-facing to make the most of the sun. Right across the road from the beach, the unit also has views of the adjacent park. The kitchen, dining and living area is open plan, with a balcony off the living area. A single carspace at the rear of the building provides room for a vehicle. The unit is currently vacant at the request of the owner, so would suit another investor, with expected rental return of \$420-\$440 per week, or owner-occupier, if you are looking to live close to the beach and other amenities, such as Cafes, restaurants, bowling club, shops etc.\* 2 bedrooms, 1 bathroom, 3rd floor unit.\* Single car space at the rear of the building.\* North facing and straight across the road from the beach.\* Forecast rental return \$420-\$440 per week.Council Rates: \$2,451pa (approx.) - Strata: \$2,997pa (approx.)