

# 57 Ocean Parade, Coffs Harbour, NSW 2450

**HESS**

## House For Sale

Sunday, 26 May 2024

57 Ocean Parade, Coffs Harbour, NSW 2450

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1018 m2**

**Type: House**



Shane Hessenberger  
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**\$2,500,000**

57 Ocean Parade Coffs Harbour is situated in a rare beachfront location on a level land allotment of approximately 1,018m<sup>2</sup>, there is a cottage on the land which is home to a vibrant cafe which has been recently painted with a white theme..Beachfront position 57 Ocean Parade offers a wonderful opportunity for investors to acquire a property holding which can only be considered as the location to invest.R1 Zoning, Building Height Limit 22m,1018sqm level land allotment, rear lane access, approx. 15metre wide frontage..R1 Zoning objective include tourist related developments, visitor accommodation and to provide a variety of housing types and densities. The zoning allows a myriad of uses which are not limited to but include Caravan Parks, Child Care Centres, Entertainment Facilities, Hostels, Tourist & Visitor Accommodation, Multi dwelling housing, Residential accommodation, Residential flat building, Seniors Housing, Function Centre, Places of Worship, Group Homes, Food and Drink premises, Kiosks and Registered Clubs to name some of the uses..- Nearby is the Hoey Moey Hotel, Bowling and Surf Clubs- Level walk to the largest shopping centre between Newcastle and the Gold Coast the Park Beach Plaza and Homebase with major retailers- Recent high-rise developments nearby Seashells and Equinox showcase long term potential of the area- Level land holding on an approximately 1,018m<sup>2</sup> allotment- Two street access - front sealed street access and sealed rear lane access- Sewer easements running parallel and adjacent to the rear of the property boundary- Coffs Harbour is running out of potential development sites and major developments are currently underway in the Park Beach area which include the \$250m seniors living development Shoreline in Arthur-York streets attracting major attention.- Rates: \$8997pa..Awesome opportunity to secure a prime residential beachfront land holding in Coffs Harbour's property Hotspot in the Park Beach tourist precinct with massive upside for future development..Contact Agent Shane Hessenberger - 0405 313 272