

6/ 36 Sandy Beach Road, Korora, NSW 2450

CENTURY 21.
Coffs Coast

Sold Apartment

Saturday, 25 November 2023

6/ 36 Sandy Beach Road, Korora, NSW 2450

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Darcy Kean

\$425,000

Here is a remarkable investment opportunity, boasting an absolute beachfront location in the picturesque Korora Bay, just moments away from Coffs Harbour. Situated within the highly regarded Smugglers on the Beach resort complex, this generously proportioned and meticulously appointed one-bedroom apartment offers an upstairs elevated outlook, is spacious, and fully self-contained. With an impressive gross return exceeding \$65,000 for 22/23 and a history of consistently high occupancy rates, this apartment is situated in one of Coffs Harbour's most beloved boutique resorts. It's an ideal investment for those seeking a holiday investment property or a strategic addition to their investment portfolio and/ or SMSF at an accessible price point. Additionally, it's perfect for individuals with regular work or lifestyle commitments in the Coffs Coast area, providing a convenient home base while also allowing for lucrative holiday rentals. Please note that the owner's stays are limited to 28 nights per visit for per unit. Smugglers On The Beach is widely recognized as one of, if not the premier boutique beachfront resorts on the Coffs Coast, consistently ranking among the top three on major booking sites like TripAdvisor and booking.com. It has also had a number of improvements made to the complex, which any incoming owner is sure to benefit from. This upstairs apartment offers an elevated outlook to capture the sea breezes and is the perfect spot for an afternoon drink or morning coffee. It features air conditioning, along with its own private verandah, sleeping for 4 comfortably and a generous layout. The unit includes all furnishings including a large LCD TV, and a quality leather lounge and has had a recent major bathroom renovation and new flooring throughout. The new owners are sure to benefit from the recent improvements made to the apartment! The resort complex provides a solar-heated pool and a toddlers' pool, a refurbished BBQ cabana, a half-court tennis court, as well as lush tropical gardens. Its location is a stone's throw away from the tranquil Korora Bay, offering excellent opportunities for fishing, swimming, and coastal walks right at your doorstep. The added bonus of this all being just a short drive from the thriving regional hub of Coffs Harbour, where you can enjoy quality dining, shopping, a central business district, the convenience of an airport, a newly renovated regional hospital, a university and TAFE campus, the picturesque Jetty Precinct, and the lesser-known but captivating hinterland of the Coffs Coast. This hinterland boasts stunning mountains, rolling green hills, fragments of Gondwana Rainforest, and enchanting freshwater swimming spots. The Coffs Coast truly is a natural paradise and holds the distinction of being New South Wales' first Certified ECO Destination. Rates: \$2,841 pa (approx) Strata: \$7,084 pa (approx)