

# 8/8-10 Camperdown Street, Coffs Harbour, NSW 2450

## Sold Apartment

Sunday, 22 October 2023

8/8-10 Camperdown Street, Coffs Harbour, NSW 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 208 m2**

**Type: Apartment**



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**\$1,420,000**

Offering breathtaking views over the Harbour, Solitary Islands and Jetty Foreshore, this spacious three-bedroom, 2-bathroom, 2 car garage apartment represents a unique, low-maintenance living option with a focus on lifestyle and convenience! Located within the reputable 'Watermark' complex, Camperdown Street has long been considered one of the most premium and desirable locations along our pristine stretch of coast. Offering unmatched convenience to the Jetty Precinct for cafes, shops, restaurants, and nightlife, while also within easy walking distance to the Jetty foreshore, reserves, safe swimming beaches and Marina. You will love the ability to scoot across to Jetty beach in under 5 minutes and pick up your morning coffee on your walk home. Park Beach and Gallows Beach provide fantastic surf beaches for boardriders, while the Marina North wall offers a spectacular ocean walk up to Muttonbird Island which will surely become part of your usual circuit. The Sunday market is held weekly at the Jetty foreshore, offering access to locally grown food, a wide variety of vendor stalls, live music and a great atmosphere. All at your fingertips. The apartment itself offers a spacious floorplan with great connection between both the indoor and outdoor living zones. Showered in an abundance of natural light, its ideal East/North design provides plenty of natural light and makes for some truly sensational sunrises, while allowing that important ocean breeze to cool the home in summer months. The living room is spacious and allows for near 180-degree views of the harbour from the comfort of your sofa, with easy connection to the dining area and kitchen. The kitchen has been well maintained over time and provides a very functional space, with ample storage cabinetry, an electric cooktop stove, oven, and dishwasher. This area is serviced by a split system air conditioner. The wraparound outdoor entertainment balcony is a real highlight, offering a generous area of both open and covered space that can be used all year round. Easily able to accommodate larger gatherings with friends and family, this is a truly special place to soak up the panoramic views while you spend quality time with the ones you love. The Master bedroom suite is spacious, offers a walk-through wardrobe and a convenient ensuite bathroom. Waking up to the view of boats and yachts cruising gracefully through the harbour is a great way to start the day, and there is also handy direct access to the outdoor balcony. Bedrooms two and three are both decent in size, feature built-in wardrobes, ceiling fans and are serviced by the main bathroom. The main bathroom offers a combined bath/shower and has also been well maintained. A dedicated laundry provides additional storage space and can accommodate both a washer and dryer. The two-car garage is located on the same level as the apartment, perfect for those mindful of stairs. It offers space for two standard vehicles or could be used for a workshop or additional storage if needed. Access to the complex and carpark is gated for added security and a communal elevator services the entire building. Managed by Jetty Strata, the complex has an active owner's corporation and has been maintained well over time. The generous sinking fund provides great peace of mind for the future and word of mouth confirms the complex consists of a friendly and mindful collection of residents currently calling Watermark their home. Overall, an exceptionally rare chance to secure your dream coastal lifestyle option or prime blue-chip investment in the very heart of Coffs Harbour's renowned Jetty Precinct. Council Rates: \$3,036 Per Annum Strata Fees: \$3,860 Per Annum On-Title Size: 208m<sup>2</sup> Jetty Beach - 300m Walk. Jetty Strip Cafes/Restaurants - 450m Walk. Coffs Harbour Marina - 15 Minute Walk. Coffs Harbour Boat Ramp - 700m. Coffs Harbour CBD - 5 Minute Drive. Coffs Harbour Airport - 5 Minute Drive. Coffs Health Campus/Hospital - 13 Minute Drive.