

**9/114 Grafton Street, Coffs Harbour, NSW 2450**



**Unit For Sale**

Thursday, 13 June 2024

9/114 Grafton Street, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tom Sullivan  
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**\$475,000**

Situated in the heart of Coffs Harbour's CBD, this spacious 3rd floor apartment forms part of a landmark inner-city complex. Secure and central, 'Creek Tower' is highly sought after for its ultra-convenient location, positioned opposite Coffs Harbour Ex-Services Club and within walking distance to major shopping and medical facilities, as well as restaurants and cafes. This well-presented apartment boasts a generous floor plan and sunny aspect with windows on 3 sides which provide an urban vista across lush green foliage to the mountains. The modern kitchen features loads of bench space for meal preparation as well as an abundance of drawers to maximise storage. The living and dining area is huge and has been updated with a reverse-cycle air conditioning system. Both bedrooms are also of generous proportions, each with ceiling fans, built in wardrobes, and CBD views. There is the added bonus of a single carport plus an additional storage space. Rental Return: \$500p.w (forecast)\* Spacious 2-bedroom apartment in secure complex\* 116sqm floor area + single carport\* Generous bedrooms with built-in robes\* Well maintained and sunny, air-con in living\* Updated kitchen plus internal laundry\* Roomy bathroom with bathtub and shower\* Enclosed balcony/sunroom with CBD, reserve and mountain outlook Strata: \$6,985pa (approx.) - Rates: \$2,326pa (approx.)