

**9/61 Azalea Avenue, Coffs Harbour, NSW 2450**

NOLAN PARTNERS

**Unit For Sale**

Tuesday, 7 May 2024

9/61 Azalea Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Unit**



Emily Mcilwraith  
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**\$395,000**

Welcome to your perfect oasis just minutes away from Coffs Harbour CBD! Step into this stunning 2-bedroom unit tucked away at the rear of the complex for ultimate privacy and tranquillity. Inside, you'll be greeted by an open, large living area adorned with floating floors, creating an inviting space for relaxation and entertainment. The sliding door seamlessly connects the indoors to the balcony, allowing for a seamless transition to outdoor living and offering picturesque views of the hinterland. The well-appointed kitchen is a chef's dream, featuring plenty of bench space and storage, making meal preparation a breeze. Whether you're cooking up a storm for family and friends or simply enjoying a quiet night in, this kitchen has everything you need. Two generously sized bedrooms, each boasting built-in robes, offer ample storage space for your convenience. The communal laundry located on the same level as the unit, ensures hassle-free living, while the single garage provides secure parking for your vehicle and great storage options! With local shopping, cafes, and amenities just a stone's throw away, convenience is key! Whether you're looking for the perfect first home or seeking to expand your investment portfolio, this unit ticks all the boxes. Don't miss out on the opportunity to make this your own slice of paradise! Contact us today to arrange a viewing. Council Rates: \$2,370 pa (approx.) Strata Fees: \$1,918 pa (approx.) Land Size: 90 sqm (approx.) Building Size: 65 sqm (approx.) Zoning: R3 Age: 51 years