

**4/20 Nile Street, Coffs Harbour, NSW, 2450**

**NOLAN PARTNERS**

**Apartment For Sale**

Thursday, 1 August 2024

4/20 Nile Street, Coffs Harbour, NSW, 2450

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## **The Ultimate In Jetty Convenience...With Ocean Views!**

Invest with security when you buy this prime harbourside address! Positioned in what is widely renowned as Coffs Harbour's premier lifestyle precinct, this two bedroom apartment offers not only the ultimate in convenience...but also exceptional style and enviable ocean and harbour views!

You won't be disappointed with what you discover here. Reimagined, with exceptional attention to detail and high-quality features this property occupies a first floor position in a quiet, well maintained complex. With a Northeast aspect and an elevated position, you will enjoy an abundance of natural light and a balcony that treats you to ocean and marina views. Morning coffees, or an afternoon vino have never looked so good!

A clever reconfiguration of the floorplan sees this property offer two full sized bedrooms with a rare but prized ensuite bathroom to the primary bedroom. The open plan layout is light and bright with a spacious living area along with a generous high end kitchen complete with soft close drawers, induction cooktop an abundance of bench space and ample storage...all meticulously considered in its design.

With coffee, restaurants and beaches virtually at your doorstep, this is a highly sought-after location from which it's an easy, level walk to anything and everything within the Jetty. And for investors, the options for rental or perhaps an Airbnb are especially appealing. Boasting a 'move straight in' proposition and a location that's almost impossible to beat, with this address you just can't go wrong!

Council Rates: \$2,812 pa (approx.)

Strata Fees: \$3,000 pa (approx.)

Building Size: 88 sqm (approx.)

Age: 1976 (approx.)