

**2/11 San Francisco Avenue, Coffs Harbour, NSW  
2450**

**the edge**  
COFFS HARBOUR

**Unit For Sale**

Tuesday, 2 July 2024

2/11 San Francisco Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Unit**



Amy Kebby  
0266529888

**\$395,000 - \$430,000**

Location in the heart of Coffs Harbour level walk to Park Beach Plaza Shopping Centre, transport, sporting fields and meters away from Coffs Harbour beautiful beaches. Situated on single level entering the generous size unit which has just been newly painted throughout, brand new flooring, comprising of open plan living, dining and kitchen plus enclosed sunroom. Functionable kitchen boasts oven/stovetop, dishwasher, pantry, double sink and plenty of cupboards. Flowing through to two spacious bedrooms, bathroom, laundry. Additional features are NBN, single car space, lockup storage area and in a small complex of six. Stroll to Park Beach Plaza for all your shopping needs and indulge in local food of the restaurants, cafes, Home Base shopping Centre, short drive to schools, airport- flight daily to capital cities, Uni, Tafe, hospitals, Coffs Jetty area, Coffs beautiful beaches, hinterland and more. Halfway between Sydney and Brisbane. If your looking for coastal home in ideal location, first home buyer, investment or downsizing. Don't wait and call today to inspect. Rates: \$2,391pa (approx.) - Strata: \$4,562pa (approx.) Rental appraisal forecast \$440pw to \$450pw\*Newly painted\*Brand new flooring\*Open plan\*Single car space\*Storage area