

**2/15 Bonville Street, Coffs Harbour, NSW 2450**

**Villa For Sale**

Saturday, 29 June 2024

2/15 Bonville Street, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



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**\$595,000-\$635,000**

Right in the heart of the Coffs CBD with just a short walk to shops, cafes, schools, playground and even your office ... this is convenience at its best. The car will hardly be needed ... for golfers and bowlers too it's an easy walk to both these sporting clubs, as well as to three local hotels. This is city living - Coffs Coast style! First available inspection opportunity is this Tuesday 2nd July 1-1.30pm. Villa 2 is positioned in a complex of four properties. Being very low maintenance and spacious (171m<sup>2</sup>) with established gardens, the single level internal floor plan will suit many a buyer and resident. The oversized kitchen is modern, light and bright, and the generous living/dining room has air conditioning and access out to the north facing courtyard. Both bedrooms are spacious with built-in wardrobes and ceiling fans. The single auto garage has internal access to the villa, the toilet is separate to the spacious main bathroom, and there is an internal laundry as well as good cupboard/linen storage. New colorbond fencing has been approved and funded, and is about to be installed at rear of all four property backyards. With reasonable outgoings (strata approx. \$840 per quarter), an estimated rental return of \$500-530 per week, and little maintenance to think about, the attraction of city living or investing, is looking good. Council rates \$2777 pa Strata fees \$3360 pa Disclaimer: Whilst all care has been taken to ensure accuracy of the information, no warranty can be given. Interested parties must therefore make their own independent enquiries. One image has been virtually staged.