

# 18/111 Ocean Parade, Coffs Harbour, NSW, 2450

## Apartment For Sale

Wednesday, 30 October 2024

18/111 Ocean Parade, Coffs Harbour, NSW, 2450

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## **Your piece of beachside paradise!**

The WOW factor is immediately evident at both the stylish Platinum complex where this property is located, and upon entry to the apartment itself. The surroundings and neighbourhood are also very desirable being in a flat beachside location with cafes, hotel, bowling club, hotel, the beach and beautiful walks right on the doorstep.

If you can tear yourself away from the comfort of this luxurious apartment, enjoy a leisurely lunch at one of the nearby eateries, pack a chair for the twilight markets, or take up any of the local exercise options being surfing, swimming, cycling, sailing and walking.

The beautiful, single level, three bedroom apartment is situated on the north-east corner of the 5th floor at Platinum. The views from this level are peaceful with plenty of greenery from the treed beachside reserve as well as a view of the ocean. The apartment features a smart, contemporary and deceptively spacious floor plan. There is direct access to the front door via the lift from both the lobby and the undercover secure parking.

The private entertaining terrace beckons for get-togethers with plenty of room for family and friends over drinks and meals. The delightful ambience and leafy backdrop set the scene for relaxation and this space offers excellent weather protection all year round. Thanks to the great aspect, there are cooling summer breezes and warm winter sun.

Back inside, the kitchen is a dream and centrally positioned - ideal for preparing, entertaining and gathering. Timber flooring throughout the living/entertaining spaces as well as the airy interiors add to the beachy ambience. There is added protection with remote controlled block-out blinds and aircon. The master bedroom opens out to its own second, private terrace, and also features a spacious ensuite. The other generous bedrooms and main bathroom are well appointed. There is built-in wardrobe storage in all three bedrooms and the internal laundry is complemented by a private clothes line on the northern balcony. For guests, there is an additional powder room which also provides handy extra storage. Aircon and fans throughout provide maximum comfort.

Secure access to both the complex and garage give you peace of mind and there is undercover parking for 2 vehicles plus a storage cage. All this, with well maintained gardens right opposite the beach, make this a very desirable seachange in a location that ticks all the boxes.

Strata fees: \$12,000 pa approx

Council rates: \$2605 pa