

**8/63 Azalea Avenue, Coffs Harbour, NSW 2450**

NOLAN PARTNERS

**Unit For Sale**

Wednesday, 8 January 2025

8/63 Azalea Avenue, Coffs Harbour, NSW 2450

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Unit**



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## Price Guide \$449,000

A meticulously renovated unit that blends industrial charm with contemporary conveniences. Perfectly positioned at the rear of the complex of eight, this home is a standout for anyone seeking style, comfort, and functionality. From the chic finishes to its thoughtful layout, every detail has been designed to offer a low-maintenance lifestyle with nothing to do but enjoy!

- The open-plan kitchen includes a brand-new oven, a pull-out pantry, elegant black cupboards & appliances, gold tapware, and a timber benchtop. Overhead pendant lights create a warm and inviting ambiance.
- The living area boasts large windows framing mountain views, air conditioning, and timber floors with a striking aesthetic.
- Both bedrooms feature a pop of colour on the walls, plus built-in robes and ceiling fans, while the master offers a serene mountain outlook.
- The neutral-toned bathroom showcases modern finishes and a barn door for added character.
- The laundry matches the kitchen's colour scheme, offering a great size with direct access to the communal backyard and clothesline.
- An oversized single garage and abundant storage ensure practicality is not sacrificed for style.

This unit offers not only a beautiful interior but also an enviable location. Nestled just five minutes from Coffs Harbour CBD, you'll have convenient access to local cafes, restaurants, and shopping. Park Beach Plaza and Coffs Harbour Jetty are a short nine-minute drive away, while the popular Shop 36 corner store is only an eight-minute stroll. Families will appreciate being zoned for the highly popular Narranga Primary School, making this an ideal spot for both young professionals and growing families.

Council Rates: \$2,493 pa (approx.) Strata Fees: \$2,900 pa (approx) Land Size: 75 sqm (approx.) Zoning: R3 Age: 53 years (approx.)