

4/7 Lea Cl, Coffs Harbour, NSW, 2450

Villa For Sale

Tuesday, 7 January 2025

4/7 Lea Cl, Coffs Harbour, NSW, 2450

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Villa



Craig Gardner

Effortless Living & Prime Investment

Nestled in a tranquil complex of just four, this delightful one-bedroom townhouse offers the ultimate in low-maintenance living. Whether you're seeking to invest, downsize, or make your first move into the property market, this home provides a fantastic opportunity. Its smart design maximises comfort and function while delivering excellent rental returns, making it an ideal choice for a range of buyers.

- Spacious open-plan living, dining, and kitchen area filled with natural light.
- Reverse cycle air-conditioning to ensure year-round comfort.
- Generous kitchen with ample cupboard and bench space.
- One well-proportioned bedroom featuring a built-in robe.
- Large bathroom seamlessly combined with the laundry.
- Fully fenced courtyard for private outdoor enjoyment.
- Currently leased until January 15, 2025, achieving \$400 per week.

Enjoy the unparalleled convenience of living within walking distance of Coffs Harbour's bustling CBD, nearby schools, and local clubs. Families will love the park across the road, complete with a children's playground, offering a fantastic outdoor escape just moments from home. Whether you're looking for a property that's ready to move into or a sound investment opportunity, this townhouse ticks all the right boxes.

Council Rates: \$2,662 pa (approx.)

Strata Fees: \$3,400 pa (approx.)

Land Size: 96 sqm (approx.)

Zoning: R3