

**BONVILLE, Lot 1 Strouds Rd**

**LAND**

**Auction On-Site: 10.00am Sat 16th December**

**CALL TO INSPECT 0417 263 656**



Under instructions from Roads and Maritime Services, this vacant block of land comprising approximately 3,356m<sup>2</sup>, is zoned RU2 Rural Landscape and will be offered for sale by Public Auction at 10.00am on site, Saturday 16th December 2017.

Coffs Harbour City Council has confirmed that a dwelling is permissible, subject to a Development Application being submitted and approved.

- 3,356m<sup>2</sup> (approx) vacant land.
- Building entitlement, subject to Council approval.
- Handy to golf course, beaches, cafes & airport.
- Auction on site 10.00am Saturday 16th December.

Grant Larsen 0417 263 656 or Jarred Huxter 0427 005 526

**SAWTELL, 2/21 Boronia St**

**\$660,000**

**2 2 1**

**Sawtell Beach-Side Lifestyle**

**OPEN TODAY 11.00-11.30am**



Views down Middle Arm Creek to the sea, Bongil Bongil National Park and Bundagen Beach. Enjoy the beach-side lifestyle with surfing, fishing, boating and beach-walking right here, plus you've got a great terrace deck off the living room, so you can sit outside and enjoy the sea views, while entertaining your friends.

- 200m to Sawtell Beach, 270m to Sawtell Bowling Club & Sawtell Village with cafes, shops, hotel & RSL Club.
- The lower level comprises 2 bedrooms & the main bathroom.
- The middle level has a large living area, powder room & laundry.
- The upper level includes the dining area, study nook & kitchen.

Grant Larsen 0417 263 656 www.grantlarsen.com.au

**TOORMINA, 10 Jane Cct**

**\$410,000**

**4 2 1**

**Tranquil Reserve Setting**

**OPEN TODAY 11.30-12.00pm**



With a leafy view from nearly every window, set away from the road and surrounded by reserve, this home includes the modern touches and conveniences to interest any buyer.

- Spacious living room with wood-fire heater.
- Fresh kitchen with dishwasher and 900mm freestanding cooktop.
- 3 bedrooms with built-in robes and blinds.
- 4th bedroom/rumpus with ensuite and separate entrance.
- Modern 3-way bathroom with separate toilet.
- Good-size yard space, laundry room and single car garage.
- Fantastic leafy outlook to reserve.

Tom Sullivan 0400 446 332 www.tomsullivan.com.au

**COFFS HARBOUR, 9/48 Meadow St**

**\$325,000**

**2 1 1**

**Absolutely Immaculate...**

**OPEN TODAY 10.00-10.30am**



This tastefully renovated villa has been well appointed with modern touches, a fresh clean interior and offers an ideal location for those seeking a lifestyle of accessibility. For the investors, this property is currently rented for \$320 per week, and with no work to worry about it stacks up for a hassle free addition to the portfolio.

- Tiled living/dining for easy care living.
- Great sized rear courtyard.
- Single level layout.
- 2 x air-conditioning units, LED down lights, gas cooking, large laundry area.
- 830m to the CBD, 580m to Mclean Street Oval plus a kids park directly opposite.

Jarred Huxter 0427 005 526

**COFFS HARBOUR, 1/27 Victoria St**

**\$255,000**

**2 1 1**

**Jetty Fringe Unit with Views...**

**OPEN TODAY 11.30-12.00pm**



Boasting a very convenient position right in the middle of the Jetty precinct and Coffs CBD with views to the west, this unit must be on your list to view this weekend.

- Renovated bathroom and new carpets throughout.
- Currently returning \$255 with a tenant that would like to stay.
- Rates \$2,041 per year and Strata \$2,118 per year.
- Unit situated on the first floor with under cover parking.
- CBD 1km and Jetty Strip 1.1kms, 350mtrs to Coffs Primary School and 1km to Coffs Harbour High School.

Jarred Huxter 0427 005 526



**COFFS HARBOUR**

**3 3 2**

**2/6 Sandon Cl**

**\$565,000**

- 3 bedroom beachside townhouse.
- Set over 3 levels, spacious living, separate dining.
- Private outdoor entertaining area & courtyard.
- Double lock-up garage with loads of storage.
- Premier Diggers Beach address.
- Master bedroom with balcony & ensuite.

Adam Cross 0421 854 936



**COFFS HARBOUR**

**2 1 2**

**1/100 West Argyll St**

**\$245,000**

- 2 bedroom top floor unit. Both bedrooms with built-in robes. Open plan kitchen & living area.
- Tandem undercover garage + secure store room.
- Ultra convenient position, close to schools, shops & sporting facilities.
- Leafy outlook to reserve over the road.

Tom Sullivan 0400 446 332 www.tomsullivan.com.au

**MOONEE BEACH, Lot 31 Kumbaingeri Cl**

**\$320,000**

**LAND**

**Ready to Start Building...**

**CALL TO INSPECT 0417 263 656**



Tucked away right at the very end of a cul-de-sac, boarded by a leafy green outlook is this 2.5 acre parcel of flat, ready to build on land.

- Just moments away from Moonee Marketplace Shopping Centre, family friendly tavern, beaches, estuary, and an easy 15 minute commute to Coffs Harbour CBD.
- One of the last parcels available in the area, the current owner of the past 11 years has decided to stay put in Queensland and his dream of moving to the beautiful Coffs Coast is no longer - his loss is your gain.
- 2.5 acres R5 zoning, flat and ready to start building.
- Underground power to boundary.
- Small pond on property.

Jarred Huxter 0427 005 526



**BONVILLE**

**LAND**

**45 Rutland St**

**\$259,000**

- Elevated 732m<sup>2</sup> lot on separate Torrens Title.
- Set in a desirable location within an established neighbourhood.
- Northerly aspect to the rear of the lot.
- Short drive to shops and cafes of Sawtell.
- Buy now to start building in the New Year.

Tom Sullivan 0400 446 332 www.tomsullivan.com.au



**COFFS HARBOUR**

**3 2 2**

**4/15 Moore St**

**\$619,000**

- Spacious & sunny, 3 bedroom townhouse at the Jetty.
- Great storage, double garage, oversized bedrooms, private yard & entertaining.
- Large double height entry, suitable for small pets, private block of 4. Low maintenance & well cared for.
- Ensuite + main bathroom with bath, 3 toilets.

Adam Cross 0421 854 936

**COFFS HARBOUR, 5/70 Boulwood St \$185,000** 2 1 1

Park Beach Bargain Buying...

OPEN TODAY  
10.45-11.15AM



Boasting a position of utter convenience right in the middle of Park Beach. Choose your destination of either the Plaza for your shopping needs, one of the many local eateries or the golden sands of Park Beach, all only a short walk from your doorstep.

- 7 units in block with low Strata Fees.
- Currently paying \$205 per week with the potential for around \$240 per week (tenants would like to stay).
- 700mtrs from the beach, 220mtrs to the Plaza, 240mtrs to Café 180 and 550mtrs to the Sports fields.

Jarred Huxter 0427 005 526

**SAPPHIRE BEACH, 12 Crystal Dr \$649,000** 4 2 2

Spacious Beachside Home, Great Backyard

OPEN TODAY  
10.30-11.00AM



Looking for that perfect beachside spot, but can't find a home on a decent block? Well this could be it. This large 4 bedroom home, boasts a family friendly design over two levels, with parents retreat upstairs and two living areas downstairs.

- Large 4 bedroom home, walking distance to beach.
- Recent face-lift, repainted inside & out.
- Level yard space front & back, 766m<sup>2</sup> block. Great backyard with side access, fully fenced.
- Undercover rear patio, with timber french doors from dining & living.
- Timeless timber kitchen with stone benches & dishwasher, breakfast bar.
- Double auto garage, internal access.

Adam Cross 0421 854 936

**SAWTELL, 13 David Watt Cl \$915,000** 4 3 3

41.3m of Absolute Waterfront

CALL TO INSPECT  
0400 446 332



Open the gate and enter your private waterfront retreat. With uninterrupted views across Bonville Waters to the Bongil Bongil National Park, you will feel a million miles from civilization. A waterfront lifestyle will allow you to enjoy canoeing, paddleboarding, fishing and swimming, right from your own back yard!

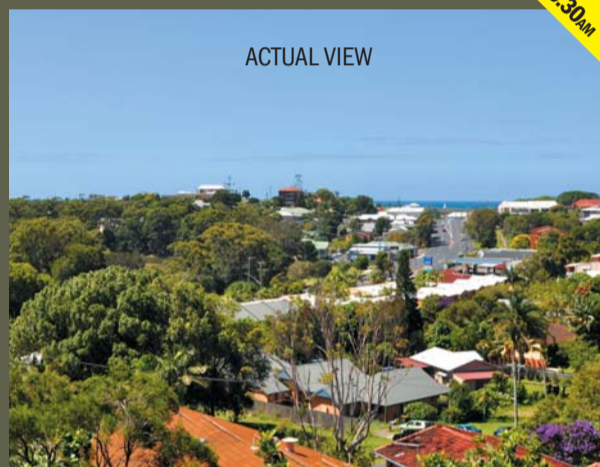
- 4 bedrooms with built-in robes + study; and large windows opening up to the water views.
- Main bedroom with ensuite.
- Open-plan casual living + separate sunroom overlooking the water.
- Large outdoor entertaining area overlooking the pool.
- Only 2km from the cafes, restaurants, bars & boutiques of Sawtell Village.

Grant Larsen 0417 263 656 or Tom Sullivan 0400 446 332

**COFFS HARBOUR, 4/77-79 Victoria St \$325,000** 2 1 1

Ocean, Island and Hinterland Views...

OPEN TODAY  
10.00-10.30AM



Located mid-way between the City Centre and Jetty Beach, this two bedroom unit has top floor prime location, with ocean, island, Coffs Creek and hinterland views. With a northerly aspect, this unit is a real sun-catcher and features a modern bathroom, separate living and dining areas, which offer plenty of space to spread out and entertain, plus built-ins to both bedrooms.

- Single carport, good sized living and dining areas, balcony off the living room.
- Walking distance to Promenade shops and restaurants (400m), Jetty Strip and beaches, plus the City Centre and local schools.
- Current rent \$295 a week (lease until end of March 2018).

Grant Larsen 0417 263 656 www.grantlarsen.com.au



**COFFS HARBOUR** 3 2 2

**14 Rigoni St \$515,000**

- Brilliant family home in a desirable neighbourhood.
- High quality fixtures and fittings throughout.
- Covered alfresco entertaining area accessed via stacking sliding doors in the dining room.
- Views, handy to bus route, schools and only 4-5 minutes drive to the City Centre.

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**COFFS HARBOUR** 2 1 1

**17/27-29 Ocean Pde \$240,000**

- 2 bedroom, top floor, fully furnished unit.
- Across the road from patrolled Park Beach.
- Ideally located overlooking beach-side park across road.
- 2 large bedrooms & self contained kitchen.
- Affordable entry into the investment market.
- Walking distance to cafe, bowling club & shops.

Adam Cross 0421 854 936



**COFFS HARBOUR** 2 1 1

**7/11 Lyster St \$265,000**

- Walk to the shops in Coffs Harbour CBD.
- 2 bedroom unit at the rear of a complex of 7.
- Backs onto a large common rear yard.
- Adjacent to public reserve and playing fields.
- Currently rented at \$290 per week.

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**KORORA LAND**

**Lot 3 Old Coast Rd \$450,000**

- 1ha block with amazing ocean, coastal and hinterland views.
- Ready to build on with a 1500m<sup>2</sup> building envelope.
- Underground power at the road boundary.
- House plans available for proposed dwelling.
- Selection of fruit trees including lychee, orange, mango.

Grant Larsen 0417 263 656 www.grantlarsen.com.au



**KORORA LAND**

**Lot 4 Old Coast Rd \$440,000**

- 1ha block with amazing ocean, coastal and hinterland views.
- Ready to build on with a 1500m<sup>2</sup> building envelope.
- Underground power at the road boundary.
- Lady finger bananas, lychees, custard apple & macadamia nut trees on the block, enough for domestic use.

Grant Larsen 0417 263 656 www.grantlarsen.com.au

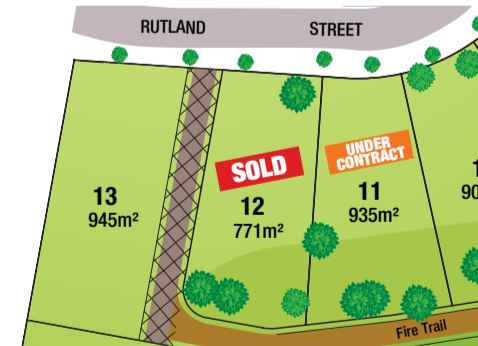


**BONVILLE LAND**

**Lot 2,7 & 10 Rutland St \$249,000-\$259,000**

- Boutique subdivision of 14 development blocks.
- Lot 2 - 696m<sup>2</sup> + Lot 7 - 771m<sup>2</sup> + Lot 10 - 902m<sup>2</sup>.
- Backing onto preserved native bushland.
- Set in a desirable location in an established neighbourhood.
- Last 3 lots available at this price!

Tom Sullivan 0400 446 332 www.tomsullivan.com.au



**BONVILLE LAND**

**Lot 13 Rutland St \$299,000**

- Potential Dual-Occupancy site.
- 945m<sup>2</sup> with side access.
- Set in a desirable location in an established neighbourhood.
- Short drive to shops and cafes of Sawtell.
- Expected registration date: December 2017.

Tom Sullivan 0400 446 332 www.tomsullivan.com.au



**BOAMBEE EAST** 2 1 1

**1/20 Harvie Dr \$305,000**

- Low maintenance living in a 2-villa complex.
- Open plan design with blinds throughout.
- Bedrooms with built-in wardrobes and carpeting.
- Main bath with separate toilet.
- Covered outdoor dining. Single garage plus side access with small parking pad.

Tom Sullivan 0400 446 332 www.tomsullivan.com.au

