

**SAPPHIRE BEACH, 2/4 Emerald Ave**

3 3 2

**Stunning Ocean & Beach Views**

**A real gem at highly sought after Sapphire Beach, this property offers the ultimate in beach-side living, with stunning views of the water and the bonus of an in-ground pool.**

- Raked ceilings, open plan living and bi-fold doors opening to a large undercover balcony.
- Modern, designer kitchen, perfect for the home chef complete with live oven, steam oven, induction cook-top, & dishwasher.
- Generous master bedroom with ensuite.
- The 3rd bedroom downstairs has it's own bathroom, small kitchenette and living area.
- In-ground pool. Ducted air-conditioning.
- Large double garage.
- A selection of great beach walks right near your doorstep.

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

**Auction On-Site: 2.30pm Saturday 17 February 2018**



**COFFS HARBOUR, 81A Bailey Ave**

**\$565,000**

4 3 2

**In a Class of its Own**



**Elevated and central, this beautifully built home sits on a generous 948.5m<sup>2</sup> lot, right in the heart of Coffs Harbour. Built to last with quality materials like hardwood timber floors and a timeless split level design, allowing for up to 3 separate living areas and 4 bedrooms, with size and yard space that you just can't find in new housing estates.**

- 4 bedroom home with classic split level design.
- Large kitchen, multiple outdoor decks, up to 3 separate living areas.
- Quality 1970's construction with hardwood timber floors.
- Large backyard, oversize double garage with auto door & internal access.
- Ducted air-conditioning throughout.
- Master with ensuite & walk-in robe.

Adam Cross 0421 854 936

**BONVILLE, 128 East Bonville Rd**

**\$765,000**

4 2 2

**A Modern Country Lifestyle on 4.3ha**



**Set on 4.3ha, or 10.6 acres (of which approximately half is cleared), the homestead has been recently renovated and is move-in ready.**

- 4.3ha (10.6 acres) in Bonville with fabulous renovated home.
- Room for horses, space for the kids to play, room for a pool.
- Huge living and dining areas, ducted a/c throughout.
- Designer kitchen includes a massive breakfast bar, dishwasher, 5 burner gas cooker & large walk-in pantry.
- Full length covered verandahs run along both sides of the home.
- All 4 bedrooms have wardrobes.
- 55m<sup>2</sup> garage & workshop with plumbing for future bathroom.

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**COFFS HARBOUR, 2/12 Toormina Pl**

**\$260,000**

2 1 1

**New Floor Coverings, New Paint**



**Recently repainted and with brand new floor coverings in December 2017, this ground floor unit is ready for the astute buyer to purchase right now! The unit has 2 good sized bedrooms, a separate dining space, a living area with access to the balcony and is in a prime location, handy to the City Centre and North facing.**

- New paint and floor coverings.
- Forecast rental of \$320-\$330 per week.
- North facing, ground floor with a balcony.
- Handy to City Centre.
- Single covered carport.

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**SAWTELL, 2/21 Boronia St**

**\$660,000**

2 2 1

**Sawtell Beach-Side Lifestyle**



**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.

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**KORORA, 1/2A Norman Hill Dr**

**\$445,000**

3 2 2

**Highly Popular Korora Location...**



**This spacious home offers buyers an entry level property in the exclusive Korora market. The property backs onto a reserve and lagoon for that extra serenity. Only 600 metres to the beach for fishing, swimming or just enjoy a long beach walk, this location will ensure a lifestyle of complete convenience.**

- Spacious bedrooms, all with mirror robe doors and air-conditioning.
- Large kitchen with ample storage and bench space plus dishwasher.
- Expansive glass sliding doors allow plenty of natural light.
- Access to the lagoon from the rear.
- Low maintenance yard, spend more time at the beach.

Grant Larsen 0417 263 656 or  
Jarred Huxter 0427 005 526

**KORORA, Lot 14 Trevally St**

**\$749,000**

4 2 2

**Brand New, Beachside & Bursting with Extras**



**Currently under construction, this luxury 4 bedroom home is situated in the exclusive Korora Beach Estate near Korora community soccer oval.**

- 4 bedrooms, 2 separate living areas, sunny North facing rear yard.
- Completion due April 2018.
- Outdoor kitchen & entertaining area. Rear yard vehicle access.
- Featuring raked ceiling in main living area, separate rumpus room & generous bedrooms.
- Large double garage & includes extra workshop space/storage area.
- Premium quality finishes, stone bench tops, Westinghouse appliances.
- Located within 400m level walk to the beach. Land size 500.1 m<sup>2</sup>.

Adam Cross 0421 854 936



CHRIS BIGGS



GRANT LARSEN



ADAM CROSS



TOM SULLIVAN



JARRED HUXTER



LAUREN MOFFATT



EMILY MITCHELL



JOANNE WILSON



LIZ WILLIS



GARY SULLIVAN



KIRI BIGGS



KYLIE VAICURGIS



**SAWTELL, 12b Seventeenth Ave**

**\$995,000** 3 2 2

Purchase Off the Plan

ARTISTS IMPRESSION



CALL TO INSPECT  
0400 446 332

This architecturally inspired home has been designed with an Australian twist on the classic Hamptons' style, thoughtfully modernised to suit the Sawtell cottage aesthetic. Set to appeal to the buyer with an eye for quality, the design will include premium interior finishes such as hardwood floors, stone benchtops, designer feature tiles and high-end light fittings.

- Designer kitchen featuring stone benchtops & quality appliances.
  - Master retreat with stylish bench-seat, spacious ensuite & walk-in-robe.
  - Two separate living areas + generous outdoor living spaces
  - 500m from the shores of Sawtell's beaches, & 1km to the bars, cafes & restaurants of First Avenue.
- Agent interest declared.  
Tom Sullivan 0400 446 332  
www.tomsullivan.com.au

**KORORA, 11a Shellcove Lane**

**\$1,490,000** 4 3 2

Absolute Beachfront



CALL TO INSPECT  
0417 263 656

Enjoy the very best that living right on the beach has to offer, with this fantastic beachfront property at Korora Bay. With amazing views of the sea, beach and headland, this home features very spacious open plan living, dining and kitchen areas, all with solid timber hardwood flooring and direct access through stacking sliding doors to the 11m x 4.5m deck.

- Absolute beachfront, walk across the lawn to the sand.
  - Over 100m<sup>2</sup> of deck and patio entertaining and alfresco areas.
  - Watch the waves from your bedroom or living room.
  - Enjoy swimming, snorkeling, fishing, beach walking, surfing.
  - Modern kitchen, hardwood floors.
- Grant Larsen 0417 263 656  
www.grantlarsen.com.au

**COFFS HARBOUR, 3/7 Vincent St**

**\$269,000** 2 1 1

Renovated Beachside Unit



OPEN TODAY  
12.30-1.00pm

Perfectly positioned only 150mtrs from the golden sands of Park Beach is this tastefully renovated unit. Currently producing an outstanding income for the investors, an ideal holiday unit to enjoy the beautiful coast at your disposal or convenient home in a future high growth area.

- Returning approx. \$25,000 per annum over the last 2 years running through Air-BnB.
- Fully furnished, move straight in or take advantage of holiday letting options.
- Both bedrooms with built-in robes and private rear courtyard.
- Only 7 units in complex.

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

**COFFS HARBOUR, 4/15 Moore St**

**\$619,000** 3 2 2

Spacious Jetty Townhouse



OPEN TODAY  
12.15-12.45pm

This 3 bedroom townhouse enjoys a quiet leafy position close to the centre of the Jetty precinct, Coffs Harbour's premier tourist & lifestyle hub. A very livable design, boasting loads of storage space, 3 oversized bedrooms, and double lock-up garage, all set back from the street in a small block of 4.

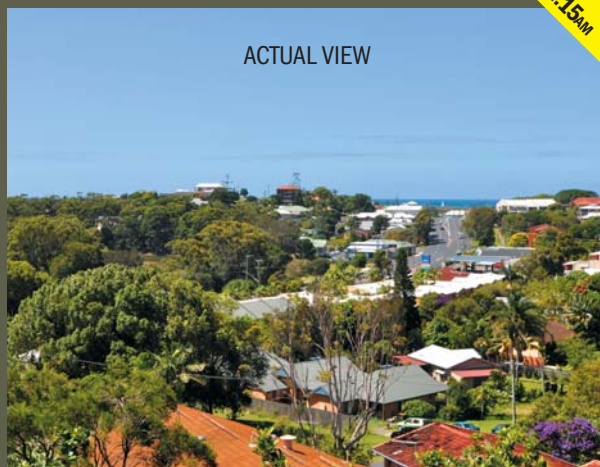
- Great storage, double garage, oversize bedrooms, private yard.
- Low maintenance & well cared for, freshly painted, tiles & timber floors in living, carpet in bedrooms.
- Air-conditioning in living & main bedroom. Ensuite + main bathroom.
- Corner kitchen with dishwasher, open plan living & dining opening to yard.

Adam Cross 0421 854 936

**COFFS HARBOUR, 4/77-79 Victoria St**

**\$310,000** 2 1 1

Ocean, Island and Hinterland Views...



OPEN TODAY  
10.45-11.15am

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).

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www.grantlarsen.com.au



CALL TO INSPECT  
0417 263 656

**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.

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

**CORAMBA**

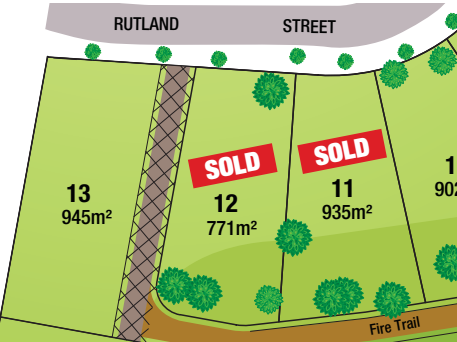
6 3 1

**378 East Bank Rd**

**\$880,000**

- 25 acre slice of rural paradise with cleared paddocks.
- Comfortably sized 4 bedroom homestead.
- Two bedroom self-contained cottage.
- Large sheds provide storage space or ideal for horse stables and machinery.
- Creek frontage, water holes, spring feed dam + bore.

Jarred Huxter 0427 005 526



CALL TO INSPECT  
0427 005 526



RHY PICKERING



FIONA BRYANT-SMITH



DONNA CLUFF



DONNA RICHARDSON



VALERIE WATSON



PHIL PEARSON



MAUREEN SULLIVAN



NINA BOWDEN



MICHELLE LUTTRELL



TAMMI LEAVER



LAURA MUIR