

# nswrealestate RENTALS



# 6652 6811 nswrealestate.com.au

Cnr Pacific Hwy & West High St, Coffs Harbour



# TENANTS Frequently Asked Questions

## Q: Why do I need to provide so much information with my application?

- A: Apart from helping to establish that you will make a good tenant, the properties managed by our office are protected by Landlord Insurance Policies. These policies require documented evidence to confirm the following:
  - Proof of Identity
  - Proof of Income/ability to meet rental payments
  - Proof that you will make a good tenant.

# Q: How long will it take to process my application?

A: We will commence checking your application as soon as we receive it; however the total time taken depends on how readily we can contact your references and how many other people have applied for the same property. Average time is 1-3 days.

# Q: What can I do to improve my application?

A: Be organised. Make sure that you have all of the necessary documentation to accompany your application, and provide plenty of contact numbers for your references

### Q: What can I do to improve my chances of success?

We look for tenants with good rental history. Most importantly, we need to establish that your rent has been paid on time and the property has been well maintained and cared for.

# Q: What if my application isn't approved?

A: Normally there are several applicants for each property, and unfortunately not everyone can be approved. We will advise you if this is the case as soon as we receive confirmation from the owner of the property. If you are interested in another one of our rental properties you may request to transfer your application to that property.

# **RENT \$395pw**



Large functional kitchen, 2 separate living areas. Polished floors & 9ft ceilings Rear balcony with filtered ocean views.

4 bedroom house with sunroom

Off street parking and huge storage room complete the package.

### **1 → 4 → 2** ♠ 2 4 Sapphire PI SAPPHIRE BEACH RENT \$450pw



# **Executive Sapphire Home**

- Elevated home at Sapphire with truly breathtaking ocean and island views.
- Fully air-conditioned, with large en plan living areas and 4
- Dual car accommodation with remote access, plenty of additional storage space Easy care fully fenced rear yard
- Pets considered on application Short walk to the beach and close to world class resorts and

Available NOW



- Fully tiled 1 bedroom studio flat on ground leve
- Located at the end of a quiet cul
- Street parking. Rent includes water



- Close to all that the Jetty has to
- Private balcony with mountain views.
- Carport.
- Available NOW

### **RENT \$220pw** 5/58 Victoria St COFFS HARBOUR



- · Amazing value for this Jetty fringe property. Large bedroom with built ins and
- Living area leads to private balcony with amazing southern views
- **Available 4 DECEMBER**

renovated bathroom.

# RENT \$255pw



## 5/20 Joyce St COFFS HARBOUR Main bedroom has balcony & robe.

- 2nd bedroom also has full built-in. Full bathroom & 2nd toilet in laundry
- Courtyard has gate access to reserve. Desirable, well priced townhouse that will not last.

Available 3 DECEMBER

Tidy 2 bedroom villa in a block of 2. drooms & internal laundry. rear yard. ck-up garage eserve at rear, walk to shops

# **RENT \$315pw**

## 94 Albany St COFFS HARBOUR Across from Brelsford Park & a



alk to town + a detached studio ned timber floors. nd shower and toilet.

Big rear yard with rear lane access, room for a boat or caravan

# 3/4 King St COFFS HARBOUR Modern 3 bedroom townhouse



with plenty of storage 2 living areas, balcony, bedrooms with ensuite/dual access bathroom Downstairs has a/c & timber floors. Auto entry garage with interna

# **Available 20 NOVEMBER**



# sons Rd COFFS HARBOUR

- 3 bedroom home centrally located. 2 living areas - one could be easily converted to a fourth bedroom Central kitchen with plenty of
- cupboard space. Fenced rear yard, off street parking.
- Pets maybe considered Available NOW



RENT \$495pv

# 3 Ewings CI COFFS HARBOUR



As New & Pet Friendlu

- Large 4 bedroom home designed for family living
- 3 living areas plus 7m x 4m outdoor al-fresco entertaining. Separate dining area and
- spacious kitchen Double garage with drive
- 12m x 8m concrete play area or boat/caravan storage pad.

**Available 16 DECEMBER** 

# **RENT \$3,410pm+gst**



- Prime CBD location Cnr Pacific Hwy and West High Street High exposure street frontage
- Suitable for retail or office use
- Floor area approx. 142m2.
- Air-conditioned with onsite parking.

# Available NOW



- As new fresh studio villa perfect for a working single Modern bathroom, kitchenette, hard floor surfaces.
- Walk to the beach & general store Weekly rent includes electricity and water for a single occupant



# 11/40-42 Boultwood St PARK BEACH



2 bedroom townhouse in Park Beach area.

- Level 450m walk to beach. Set over 2 levels, good size
- bedrooms with built-in robes Combined living/dining. Internal laundry and private rear courtyard Available NOW

### RENT \$280pw 3/75 Ocean Pde COFFS HARBOUR Fully furnished 2 bedroom apt.



Great timber look floors, open plan kitchen, living, dining areas Combination bathroom/laundry

North facing balcony. Covered off-street parking. Close to beach, cafes & transport.

Available 22 NOVEMBER



# 2 bedroom cottage on beach front



### RENT \$340pw



# 11 Keevers CI CORAMBA 3 good sized bedrooms, kitchen

- with dishwasher Veranda on two sides to sit and enjoy rural views. Lock up tandem garage plus carport
- Includes wood heater, gas supply & ceiling fans

Available NOW

### RENT \$360pw 1/71 Combine St COFFS HARBOUR Raked cathedral ceilings, timber



floors, attic style bedrooms Private leafy outlook give this home a great ambience.

Large kitchen with dishwasher and stone bench tops

Auto single garage, internal access **Available NOW** 

### **RENT \$380pw** 7 Azalea Ave COFFS HARBOUR



· 3 good sized bedrooms, open plan living and dining areas with reverse cycle a/c & cosy wood heater. New carpet throughout, off street parking and fully fenced yard. Easy to maintain lawns & gardens Walk to CBD, work from home.

# Available 6 DECEMBER



## 3/44 Boultwood St PARK BEACH 2 bedroom unit with new flooring

- Great sized bedrooms, both with built ins.
- Kitchen flows into living/dining area, bathroom has a handy laundry, tub and separate toilet.

throughout.

# 2/42-44 Victoria St JETTY AREA

OPEN MONDAY 18th 10.55-11.05am · 2 bedroom with southern views

- Freshly painted throughout.
- Front and rear balconies.
- Dedicated undercover car space.
- Private block of 3 with private laneway & easy side street access

# Rent includes water. Available 27 NOVEMBER



- internal access.
- There is also two covered balconies.



- polished timber floors. Modern kitchen
- Available 28 NOVEMBER

### 7/44 Meadow St COFFS HARBOUF · 3 bedroom townhouse all have robes



Open plan dining and kitchen features a dishwasher.

Living area opens to courtvard with sunny timber deck and drying area **Available 6 DECEMBER** 

# 7 Oceanspray CI TOORMINA





1 Leander CI COFFS HARBOUR Modern home in a cul-de-sac

- Double lock-up garage. Fully fenced rear yard, easy
- Outside pet considered.

# ea Cres COFFS HARBOUR

- 3 bedroom with & modern bathroom. Open plan living, dining & kitchen
  - Lock up garage with internal

Available 13 DECEMBER

# **Bigger Bays, Best Prices!**

# **BEST PRICE GUARANTEE**

If you can find lower priced storage in the Coffs Harbour area,



# STORAGE BAYS

- Various Sizes
- Clean, Modern Complex
- 24/7 Key Pad Access
- **Central Location**

44 INDUSTRIAL DR, COFFS HARBOUR





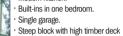


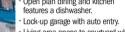




# Full bathroom and modern kitchen Fenced courtvard and carport with Close to shops, beach & transport. Available NOW



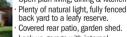




Outside pet considered.

# All 3 bedrooms have robes with ensuite and walk in robe to main

Available 17 DECEMBER





**Competitive Rates** 

Security Patrolled





Available 29 NOVEMBER

# 8/25 Bent St. JETTY AREA Large 1 bedroom unit in elevated position.