

# 204/63 OCEAN PARADE COFFS HARBOUR



## FOR SALE

### 2 BEDROOM - NORTH ASPECT - LARGEST BALCONY IN THE COMPLEX !!!

This beautifully presented north-facing two-bedroom apartment offers the perfect balance of comfort and convenience. Positioned on the second floor, it enjoys a serene, peaceful outlook and features a spacious entertainment balcony, ideal for hosting family and friends.

Just a short stroll to the beach, this full-brick apartment showcases an open-plan living area bathed in natural light, enhanced by elegant plantation shutters. Both bedrooms are equipped with built-in wardrobes, ceiling fans, and large windows, allowing the refreshing breeze to flow through. The bathroom is tastefully designed, with a separate toilet and an internal laundry for added convenience. A single lock-up garage completes the package.

Enjoy the best of both worlds, with local nature strips, walking paths, and creeks right on your doorstep, while still being only minutes from the CBD, pristine beaches, shopping centers, and the medical precinct. This is a rare opportunity to secure a well-located property in a highly sought-after area.

Call Cheryl Donaldson today on 0466 037 468 to arrange your private viewing.

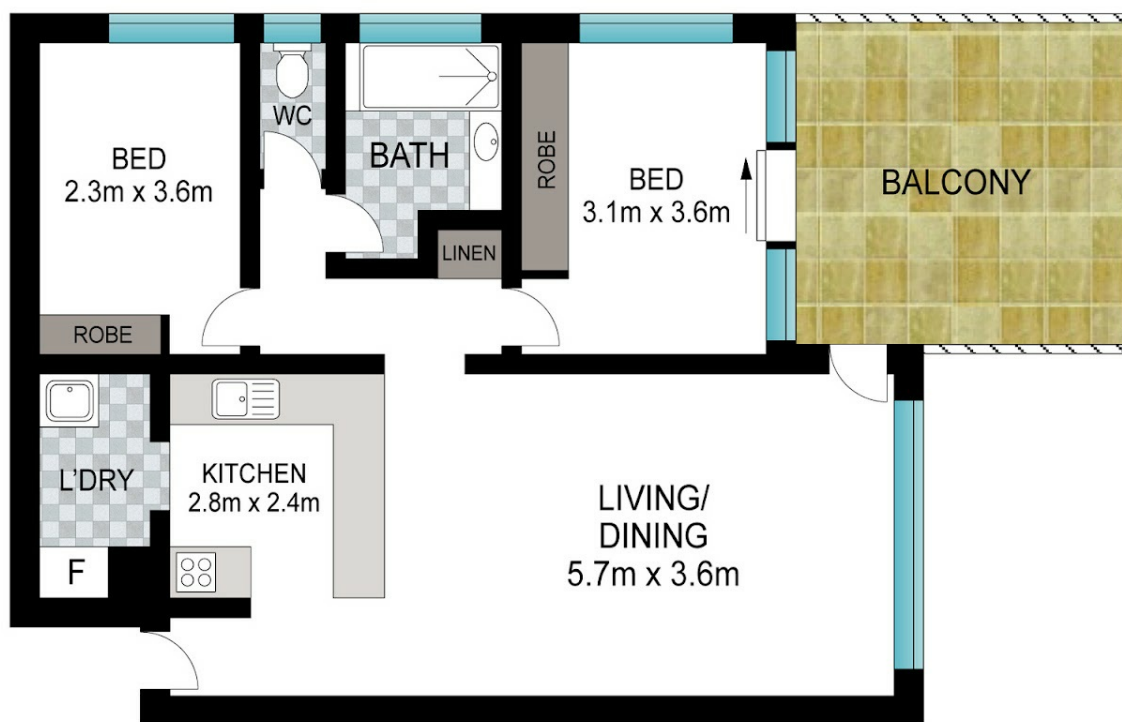
2 BED | 1 BATH | 1 CAR

PRICE:  
\$530,000

OPEN FOR INSPECTION:  
N/A



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INT: 68 m<sup>2</sup>  
EXT: 10 m<sup>2</sup>

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.