

YOUR Coastal AGENCY
Coffs Coast



SOLD

DUAL LIVING, STRONG FUNDAMENTALS – SANDY BEACH

Dual Living, Strong Fundamentals – Sandy Beach

Set in one of Sandy Beach's most tightly held pockets, this character-filled dual-living property presents a smart opportunity for first-home buyers and investors alike. Recently refreshed and underpinned by substantial capital improvements, it combines immediate liveability with long-term confidence.

The main residence is a renovated three-bedroom home showcasing high-raked ceilings, exposed timber beams and a peaceful outlook from the kitchen toward the surrounding hills. The kitchen has been refreshed with new benchtops, quality Smeg appliances and character-filled tiling, while the bathroom has been fully replaced within recent years, adding to the home's overall sense of quality and comfort.

Beyond the cosmetic updates, the property has benefited from major infrastructure upgrades rarely found at this price point. Both the main home and granny flat feature a brand-new roof, upgraded insulation throughout, solar power with a new solar battery, NBN fibre-to-the-node connectivity, and hard-wired security cameras with black box recording. All smoke detectors have also been replaced, offering peace of mind for owner-occupiers and investors alike.

Comfort is covered year-round with split-system air conditioning in every room. A rear deck extends the living space outdoors, complemented by a fully fenced yard, carport, back shed, and an outdoor shower — ideal after beach days.

Privately positioned at the rear, the self-contained studio granny flat adds genuine value, featuring a brand-new kitchen, ensuite, split-system air conditioning, and its own fenced, sectioned backyard — offering excellent separation for tenants, extended family, or guests.

For first-home buyers, this is a solid entry into Sandy Beach with the flexibility of supplementary income. For investors, it's a dual-income asset with strong fundamentals in a blue-chip coastal suburb where demand consistently outpaces supply.

Property highlights:

3 BED | 1 BATH | 1 CAR

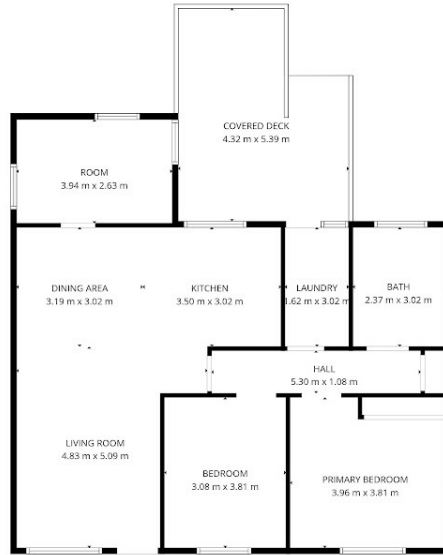
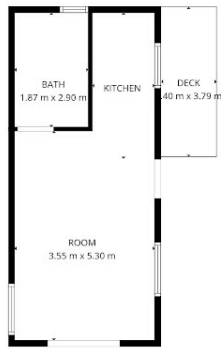
PRICE:
\$845,000

OPEN FOR INSPECTION:
N/A



Mick Smith
0402865600

micksmith@yourcoastalagency.com.au
www.yourcoastalagency.com.au



14 Diamondhead Dr, Sandy Beach

TOTAL: 128 m²
1st floor: 128 m²

EXCLUDED AREAS: COVERED DECK: 20 m², DECK: 5 m², WALLS: 11 m²

YOUR *Coastal* **AGENCY**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.

Mick Smith
0402865600
micksmith@yourcoastalagency.com.au
www.yourcoastalagency.com.au

