



# FOR SALE

## STRATEGIC COASTAL HOLDING | INCOME, LAND AND LONG-TERM CONTROL

Approximately 200 metres from the shoreline, a multi-dwelling coastal holding generating \$2,235 per week from day one.

Positioned on a level 1,012 square metre R2-zoned block within one of the Coffs Coast's tightly held beachside communities, and just moments from Corindi's uncrowded sands and village amenities, 62 Pacific Street represents an exceptional coastal landholding with immediate income and long-term land security.

The property is currently configured for subletting and comprises multiple self-contained dwellings, including four 1-bedroom units, one 3-bedroom residence and a separate studio. There are currently six (6) leases in place, generating a combined gross income of approximately \$116,220 per annum, delivering a solid return based on current arrangements.

The complex provides reliable income today while still allowing scope to adjust rents or reposition over time.

Five tenancies are leased on a month-to-month basis though this is subject to change with one vacant upon possession. Multiple areas have been renovated or refreshed, reflecting consistent capital upkeep. The asset is functional and income-producing, with further upside available for those who prefer a more active management approach.

It is noted that historical plans indicate approval for four flats with an additional outbuilding. The current configuration differs from this, and no representation is made as to the approval status of the existing use. Interested parties are encouraged to make their own enquiries with the relevant authorities regarding use, approvals and compliance.

Corindi Beach remains one of the Mid North Coast's genuinely independent coastal villages, known for its relaxed atmosphere, uncrowded beaches and strong sense of community. Development has been steady rather than dense, with much of the area characterised by low-rise homes and long-term ownership. Landholdings of this scale within walking distance to the beach are tightly held and rarely offered.

7 BED | 6 BATH | 1 CAR

PRICE:  
Price Guide \$1,480,000

OPEN FOR INSPECTION:  
N/A



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