



3/38 Prince Street Coffs Harbour, NSW

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### Prime Coastal Opportunity

Perfectly positioned just a short stroll from Park Beach, 3/38 Prince Street offers a wonderful blend of lifestyle, low-maintenance living and strong investment potential. Tucked away in a small and quiet complex, this two-bedroom unit is a sanctuary for homeowners or investors looking for a foothold in Coffs Harbour's thriving property market.

Inside, you'll find a functional, open-plan living space, alongside a well equipped kitchen. The two bedrooms are generously sized, each featuring built-in wardrobes for additional storage. At the rear, a private courtyard invites you to enjoy the afternoon sun, a lovely spot for relaxation or a small gathering with friends. A convenient carport also provides ease of parking.

Whether you're looking for a convenient coastal home or a strong investment opportunity, 3/38 Prince Street stands out as a well-rounded, rewarding choice in Coffs Harbour's market....

Council rates: \$644.50pq approx....

**Price:** \$449,000  
**Council Rates:** \$644.50 p/q



**Luke Wenban**

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3/38 Prince Street  
Coffs Harbour, NSW 2450



INTERNAL : 55.5 m<sup>2</sup>  
EXTERNAL : 49.8 m<sup>2</sup>

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

