



193 Rose Avenue Coffs Harbour, NSW 2 1 2

Ideal for Medical Office or Business Conversion

This property represents a tremendous opportunity to convert the existing residence into a well located specialty medical practise (DA approved plans in place) or business office being positioned in a highly sought after central area with a very flexible E3 zoning.

Rose Ave is a popular address for both residents and businesses alike being situated close to the highway for maximum exposure as well as being positioned mid way between the CBD and the Park Beach Plaza retail hub and only a short walk to the Justice Precinct.

Zoned E3 and set on a generous 765m² level block this existing house with 2 bedrooms plus a sunroom offers both income potential and the possibility for office conversion with external access & the added benefit of on-site and street parking.

Whether you're looking for an immediate rental income or an opportunity to convert the existing residence into your new business premises business, this property provides flexible options.

Price: \$895,000
Council Rates: \$887.50 p/q



Shane Brooks
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193 Rose Avenue
Coffs Harbour



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.