



CASA BELLA
ESTATE AGENTS

Property Brochure



Property:

12 Cockburn Street, Valla Beach

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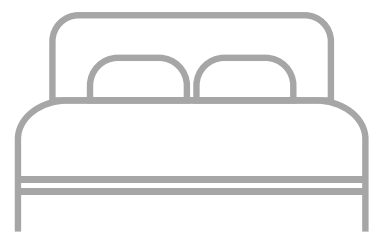
Mikayla Lord

M 0459 837 759

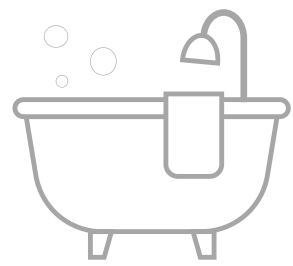
E mikayla@cbea.com.au

Property Particulars

12 Cockburn Street, Valla Beach



3



2



3

PRICE

\$1,200,000 - \$1,275,000

TITLE

Lot 6 DP 43807

LAND SIZE

741.8m² approx

TENANCY

Vacant Possession

METHOD OF SALE

Private Treaty

COUNCIL RATES

\$3,578.21 p.a approx

ZONING

R1 General Residential



Property Description

Tropical oasis for effortless beachside living...

Coastal homes never go out of vogue and this residence stands out as an exceptionally appealing example. Set back from the exclusive and highly sought after Cockburn Street, this beautifully maintained, level three-bedroom home offers a peaceful retreat from the bustle of everyday life. The property's remarkable street appeal is immediately evident, with well-established tropical gardens framing the home and setting the scene for a tranquil lifestyle. Just a short distance behind the house, the soothing sound of waves gracing the white sands of North Valla Beach can be heard, reinforcing the unbeatable coastal ambience.

The front entrance is thoughtfully designed, featuring a curved privacy wall and a welcoming courtyard that provides a sense of seclusion. For added convenience, the double lock-up garage ensures that your vehicles are well protected, with internal access to the home, comfort is guaranteed throughout the year, regardless of the weather.

The floor plan of this residence has been meticulously crafted to ensure both comfort and functionality, making it an ideal space for relaxing and entertaining family and friends. There are three generously sized bedrooms, each equipped with built-in robes and large windows.

The formal lounge room is a standout feature, offering an inviting space for gatherings and quiet moments alike. A large northern window frames picturesque views of the garden, creating a bright and airy environment. The entrance to the lounge is enhanced by two elegant columns, which adds grandeur to the open layout and accentuates the room's sophisticated appeal.

The kitchen has been thoughtfully designed to offer both practicality and a welcoming environment for entertaining. Wide stone benchtops provide ample space for meal preparation, making it an ideal spot for both cooking and socialising. The elevated dishwasher ensures ease of use and convenience. Additional features include a microwave nook, electric stove and wall oven; each strategically placed for convenience and efficiency. Every aspect of the kitchen reflects careful planning and purposeful design, contributing to the overall comfort and functionality of the home.

The Mediterranean inspired open plan lounge and dining area has a desirable indoor and outdoor flow with two sliding doors leading to the deck, which features both northern and eastern aspects. The air conditioning unit is rarely utilised as the coastal breeze keeps the home cool in summer and our winters are mild being a sub-tropical region.

The primary bedroom is privately tucked away, with double built in robes, southern window and eastern sliding door to the rear deck with a beautiful outlook over the tropical garden. Enjoy waking up to the morning sun and birds singing.

The main bathroom is designed with functionality and privacy in mind, featuring a thoughtful three-way layout. The first section comprises an extra-large shower and a sleek wall-hung vanity. Adjoining this, a second space features an additional vanity and linen cupboard, ensuring ample storage and accessibility. This leads to the separate toilet, allowing multiple people to use the bathroom simultaneously while maintaining their own space and privacy.

Property Description

There is a second bathroom for further convenience which is combined with laundry amenities. This second bathroom contains a large walk-in shower, toilet and sink with direct access to the side of the home and garden.

Tucked away within the landscaped yard is the garden shed, which includes a powered workshop and is great for storing any tools/garden necessities.

For those that have a campervan, caravan, boat or trailer there is plenty of room towards the side of the home for off-street parking on a dedicated concrete driveway. Whether you're an avid traveller or enjoy weekend getaways, you'll appreciate having your vehicles close and safely stored on your own premises.

For the ocean and beach lovers, there is a private gate at the rear of the backyard that takes you on a journey through the native bush to the beach. This public recreation zone adjoining this home leads you to the stunning North Valla Beach and Pacific Ocean. Birds, nature, flora and fauna can be enjoyed all year round right from your back yard.

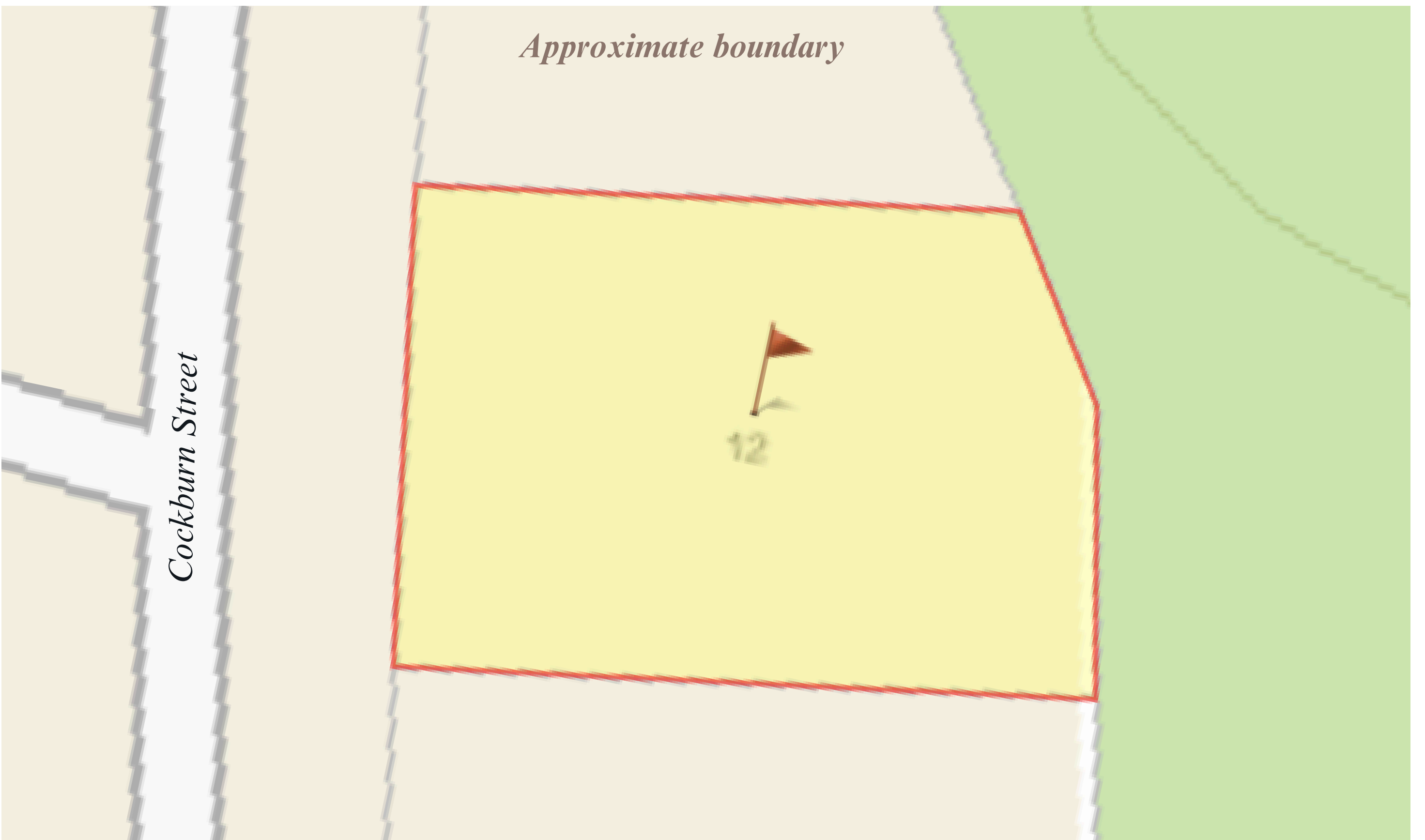
The powered hut currently used as a BBQ area contains a sitting space, outdoor shower, sink for cleaning freshly caught fish all within a tropical oasis setting.

Notable features:

- Three spacious bedrooms with built in robes.
- Two bathrooms, one is a laundry/bathroom combination.
- Double garage with access to backyard and internal access.
- Off street concrete parking for caravan, boat, trailer or campervan.
- Formal lounge, open plan dining / family room with access to deck.
- Kitchen with island bench, electric oven and stove, elevated dishwasher, microwave nook, built in pantry, abundance of storage, northern window, ample bench space.
- Tropical gardens, outdoor shower, powered hut, gate leading to native bush track to the beach.
- Multiple sitting areas, decking on two sides, powered shed with workshop, private outlook.
- *742 m² low maintenance gardens on a near level block, desirable street and location.

* = *Approximate.*

Boundary



Zoning Information

NAMBUCCA VALLEY COUNCIL

ZONING: R1 General Residential

R1 General Residential:

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster Aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based Aquaculture; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Industries; Local distribution premises; Mortuaries; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

Floorplan



INT: 187 m²
EXT: 86 m²



Scale in meters. 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.



12 Cockburn Street, Valla Beach

Rental Appraisal

Nearby Comparable Rental Properties:

102A OCEAN VIEW DR, VALLA BEACH 2448

 3  2  1



Property Type: House
Area: 512 m²
RPD: 12//DP1194490

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **September 2025* (Rented)**
Days on Market: **12 Days**

Features: BUILD YR: 2012, WALL TYPE: BRICK, ROOF TYPE: IRON/COLOURBOND, DECK, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, CLOSE TO SCHOOLS, FULLY



8 SEAFORTH DR, VALLA BEACH 2448

 3  2  2



Property Type: House
Area: 879 m²
RPD: 201//DP1235832

Current Rent Price: **\$670 per week**
First Rent Price: **\$670 per week**
Month Listed: **July 2025* (Rented)**
Days on Market: **19 Days**

Features:



42 KUTA AVENUE, VALLA BEACH 2448

 3  1  1



Property Type: House
Area: 660 m²
RPD: 40//DP805577

Current Rent Price: **\$640 per week**
First Rent Price: **\$640 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **4 Days**

Features: BUILT IN ROBES, FULLY FENCED



12 Cockburn Street, Valla Beach

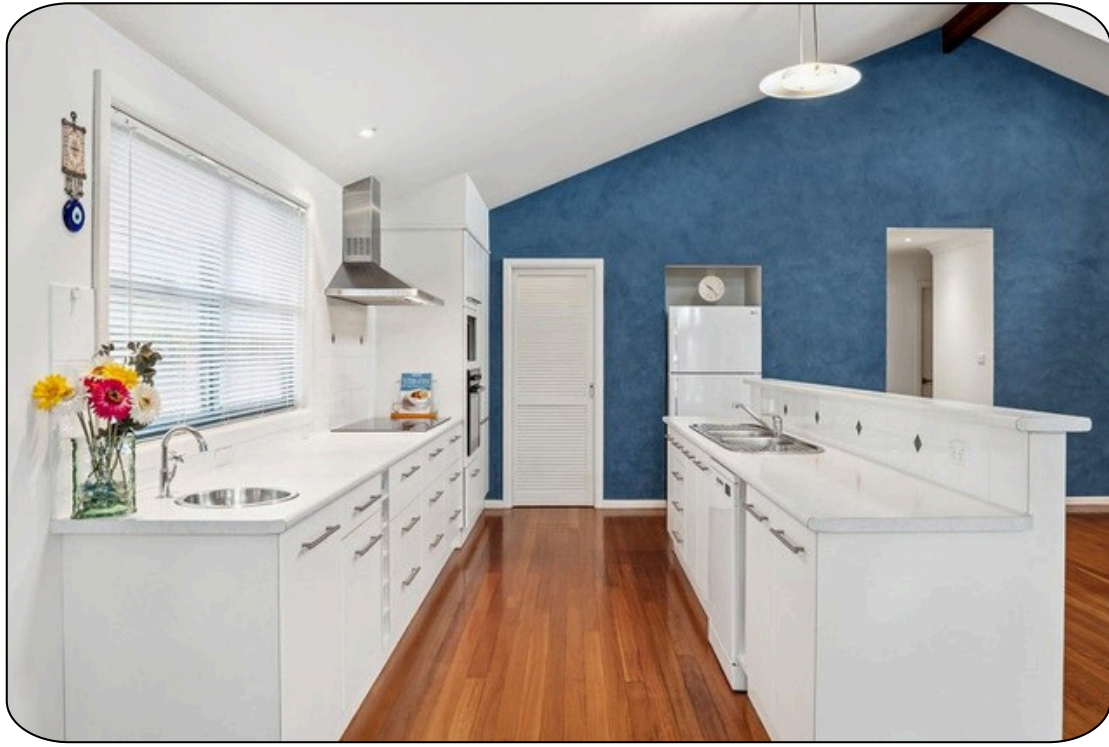
By comparing three comparable rentals nearby, we estimate the above property could achieve a **weekly** rental income between:

\$640 - \$680

Gallery



Comparable Sold Properties



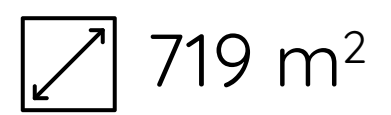
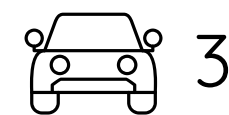
3 Cockburn Street, Valla Beach

Sold: \$1,225,000



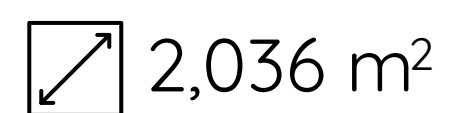
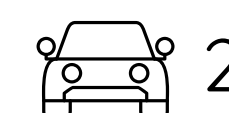
29 Swordfish Drive, Valla Beach

Sold: \$1,325,000



5 Shores Close, Valla Beach

Sold: \$1,450,000



Formal Offer Form

Property: 12 Cockburn Street, Valla Beach

Offer details:

Full name (including middle names) of all purchasers:

Residential address of all purchasers:

The email address of all purchasers:

Phone numbers of all purchasers:

Your chosen conveyancer/solicitor (including contact details):

Please submit this form to either Serena or Mikayla: serena@cbea.com.au | mikayla@cbea.com.au

Offer price: _____ % deposit: _____

Finance:

- I am a **cash buyer**. I have the full amount in cash in the bank and no finance was required.
 I **require finance** (in full or part). **I have** pre-approval to arrange finance

Conditions: *(please tick all that apply)*

- Pest and building inspection required
 Need to sell another property to complete this purchase
↳ Is the property currently on the market? *yes* *no*

Additional conditions/information:

Settlement period:

35 days after contracts have exchanged.

Do you require a different settlement period? *yes* *no*

If yes, please specify:

Please sign and date: *(all purchasers must sign)*

Sign: _____

Date: _____

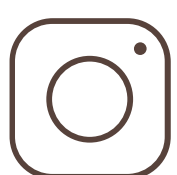


Disclaimer:

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