RELOCATION BLUEPRINT: YOUR STEP-BY-STEP GUIDE TO BUYING ON THE COFFS COAST

VANESSA SIMPSON

BEACH OR BUSH BUYERS AGENTS



BUY WITH CONFIDENCE
LIVE WITH PEACE OF MIND

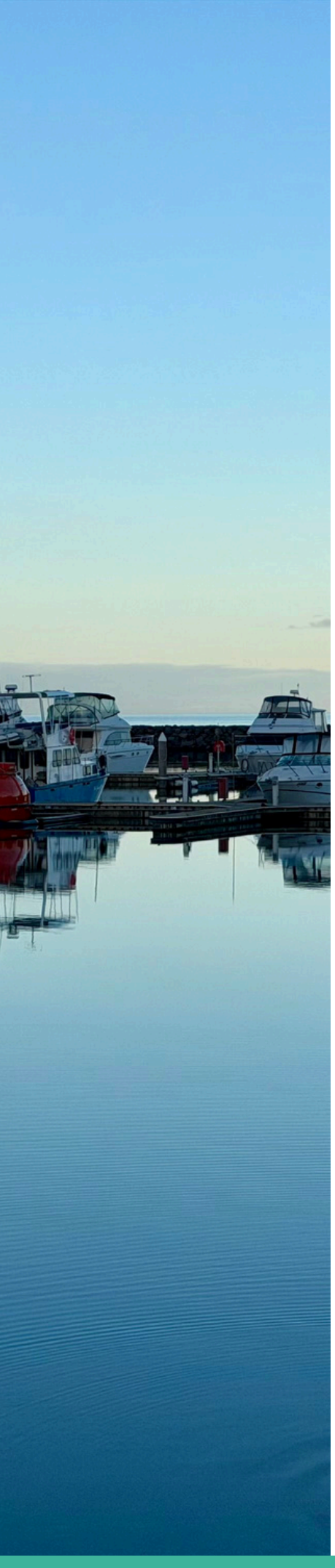


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Take the first step toward your coastal move with a complimentary consultation to explore your goals and options.







100% SUCCESS RATE

8+ YEARS IN BUSINESS

Welcome to the Coffs Coast

If you've been dreaming of a sea change - where life moves at a gentler pace and the ocean is part of your daily rhythm - you're in the right place.

HI, I'M VANESSA

Licensed Buyers Agent and principal of Beach Or Bush Buyers Agents

Having lived and worked on the Coffs Coast for nine years, I understand what draws people here and how to help them make the move seamlessly.

This guide has been created to give you clarity, confidence, and practical steps for buying your ideal home or investment property in our stunning coastal region. Whether you're relocating from Sydney or Melbourne, downsizing from a regional area, or searching for a lifestyle upgrade, you'll find this blueprint full of local insight and professional guidance.

Take your time, make notes, and use this as your roadmap to turning your coastal dream into reality.



02. WHY PEOPLE ARE MOVING HERE

The Coffs Coast offers an unmatched combination of natural beauty, community spirit, and lifestyle balance.

You can surf before breakfast, work remotely surrounded by nature, and still enjoy vibrant cafés, excellent schools, and first-class healthcare. With direct flights to Sydney and Brisbane, it's easy to stay connected while escaping the city grind.

People are moving here to:

- Downsize to a simpler lifestyle
- Raise families in a safe and relaxed environment
- Enjoy semi-retirement without losing connection to essential services
- Invest in a market that offers strong long-term value

Once you've lived here, it's easy to understand why locals never want to leave.



03. UNDERSTANDING THE COFFS COAST PROPERTY MARKET

The Coffs Coast has grown steadily in both popularity and value over recent years, fuelled by lifestyle demand and ongoing infrastructure investment.

Each suburb has its own unique appeal - examples:

Sawtell - A vibrant coastal village with cafés, boutiques, and a beautiful main beach. Ideal for downsizers and those who love a lively yet relaxed community.

Korora & Sapphire Beach – Premium coastal living with elevated views and a family-friendly feel. Popular with families and professionals.

Boambee East – Family-friendly suburb with easy access to schools, shopping, and beaches. Offers excellent value for owner-occupiers.





Emerald Beach – A charming, close-knit coastal community with a relaxed vibe and great surf.

Jetty Precinct – Central and convenient, with restaurants, the harbour, and walking trails at your doorstep. Perfect for lifestyle buyers and investors alike.

Woolgoolga - A vibrant coastal town with a laid-back surf culture, Woolgoolga (or “Woopi” to locals) blends beachside living with a strong community spirit, great cafes, and a rich cultural heritage.

Orara Valley - Set among rolling hills and lush farmland, the Orara Valley offers a peaceful rural lifestyle with space, privacy, and a welcoming country community - all within easy reach of Coffs Harbour.

ASK US ABOUT

Bellingen - Urunga - Dorrigo - Nambucca Valley
Each has it’s own unique attributes, perfect for sea changers and tree changers alike.

04. CITY TO COAST: COST OF LIVING & LIFESTYLE COMPARISON

Moving from Sydney, Melbourne, or another metropolitan area often means gaining space, time, and financial breathing room.

Here’s what your money can look like on the Coffs Coast:

A modern 3-bedroom home near the beach for around what a small Sydney apartment costs.

Usually lower insurance compared to capital city averages.

Reduced commuting time and costs, and more time back in your day.

Beyond the financial benefits, the biggest change people notice is quality of life - less traffic, more nature, and a stronger sense of community.









05. YOUR RELOCATION TIMELINE & CHECKLIST

6 Months Out

✅ Research suburbs and property types
✅ Talk to your lender or broker about borrowing capacity
✅ Make a list of must-haves and nice-to-haves

3 Months Out

✅ Visit the area (or book a virtual suburb tour)
✅ Engage a local, experienced buyers' agent
✅ Shortlist suitable homes or investment options

1 Month Out

✅ Complete due diligence and property inspections
✅ Finalise finance approval and legal representation
✅ Plan logistics for your move

Moving Month

✅ Redirect mail, update addresses, and connect utilities
✅ Settle in and explore your new neighbourhood
✅ Meet your neighbours - the Coffs Coast community is famously welcoming!

VANESSA'S TIP:

"Many people underestimate how quickly good properties sell here. Having your finance ready and a trusted buyers agent on your side makes all the difference."



Note: With a buyers' agent on your side, certain aspects may be expediated if you're open to securing your property faster.

CHECKLIST

Month: ..... **Week:** .....

Tasks	Su	Mo	Tu	We	Th	Fr	Sa
	✓						

06. THE BUYING PROCESS (STEP-BY-STEP)

Buying in New South Wales involves several key stages:



01

RESEARCH & SHORTLIST

Understand the market and property values.



02

DUE DILIGENCE

Conduct building, pest, and strata inspections where relevant. Consider any neighbouring development. Engage a reputable local Conveyancer.



03

OFFER OR AUCTION

Negotiate or bid strategically.



04

EXCHANGE

Once contracts are signed and deposit paid, the property is officially under contract.



05

SETTLEMENT

Pre-settlement inspection. Balance paid, and keys handed over!

We manage each stage, ensuring every detail is handled and your interests are protected.

07. BUYING FROM AFAR

If you're purchasing while still living elsewhere, you're not alone — it's one of the most common scenarios we assist with.

We offer:

Video inspections and detailed property reports

Local insights into streets, micro markets, lifestyle, and community feel

Trusted local contacts for conveyancing, finance, and building inspections

Confidential representation to keep your search discreet

Confident negotiation strategy with sales agents

Orchestrating due diligence with your engaged third parties - building and pest inspectors, and other contractors

Monitoring time lines and due dates from acceptance of offer to settlement

Our clients secure properties without needing to travel back and forth - saving time, stress, and costly mistakes.

LET'S DO IT!

SCAN FOR YOUR FREE - NO OBLIGATION CONSULTATION



08. OFF-MARKET OPPORTUNITIES

SOME OF THE MOST DESIRABLE COASTAL HOMES NEVER MAKE IT TO THE MAJOR PORTALS. THEY'RE SOLD QUIETLY, OFTEN TO PRE-QUALIFIED BUYERS WITH LOCAL REPRESENTATION.

As buyers agents, we maintain strong relationships with selling agents and property owners, giving our clients access to these exclusive opportunities.

Example: We recently helped clients secure a beachside apartment that was never publicly listed - negotiated directly through our network and purchased below competing market prices.



CONSIDERATION

Off-market opportunities often come with less competition, allowing thoughtful consideration and a more measured decision-making process. Buyers can assess the property's true value without the pressure of a public campaign or bidding environment - resulting in smarter, more strategic purchases.



SIMPLIFIED PROCESS

With Beach or Bush Buyers Agents managing communication, due diligence, and negotiation directly, the entire process is streamlined. We handle the details behind the scenes, ensuring every opportunity - public or private - is assessed efficiently and presented clearly, so you can move forward with confidence.



09. FINANCIAL & LEGAL CONSIDERATIONS

Every property purchase involves costs beyond the purchase price. Be sure to budget for:



01

STAMP DUTY



02

BUILDING AND PEST INSPECTIONS



03

LEGAL/CONVEYANCING FEES



04

STRATA REPORTS (IF APPLICABLE)



05

INSURANCE AND RELOCATION EXPENSES

Always seek professional advice for finance, investment and legal matters.

CONGRATULATIONS
10. LOCAL LIFE: SETTLING IN

The Coffs Coast offers everything you need for a comfortable, connected lifestyle:

COFFS HARBOUR HEALTH CAMPUS

A major regional hospital with expanding services and specialists.

SOUTHERN CROSS UNIVERSITY

Quality education and local training hub.

SCHOOLS

Excellent public and private options, plus early childhood care.

TRANSPORT

Direct flights, rail, and easy highway access.

LIFESTYLE

National parks, beaches, bushwalks, markets and year-round events.

CULTURE & DINING

Vibrant markets, live music, art, seaside cafes, and restaurants offering fresh local produce and seafood.

VANESSA'S FAVOURITE LOCAL SPOTS:



MORNING COFFEE AT THE KIOSK SAWTELL



FAMILY TIME IN THE ORARA VALLEY



'LOOK AT ME NOW HEADLAND' EMERALD BEACH

LET'S DO IT!

SCAN FOR YOUR FREE - NO OBLIGATION CONSULTATION



YOUR NOTES:

Enjoy the process

WWW.BEACHORBUSH.COM.AU
0481 093 299
INFO@BEACHORBUSH.COM.AU