



# SOLD

## HAMPTONS BEACH HOME IN KINGSCLIFF

If you are ready to downsize, forget endless cleaning and want affordable living? Then this Hamptons inspired home in Kingscliff may be just what you are looking for. Aside from living in this beautifully presented home, you will discover friendly residents, a welcoming community with a real village atmosphere, amenities, and social activities. Also you can bring your 4-legged friend as we are pet friendly \*upon approval.

- This residence is simply stunning, freshly painted and immaculately presented throughout.
- All the rooms are spacious, the extra-large front verandah is ideal for entertaining. This is one of the favourite spots the owner loves to enjoy her morning cuppa.
- The rear of the home is paved and a great spot to have a BBQ and just enjoy the peaceful surrounds.
- The kitchen is modern with ample cupboards, pantry, bench-space, dishwasher, a place for everything.
- The master and guest bedrooms are spacious, both have built-in robes, large windows, and curtains.
- The generous dining and living zones have two sets of double doors leading out to the covered verandah with gorgeous grey and white pull-down blinds.
- The added benefit is an additional room to the side that has the laundry facilities. This space is large enough to accommodate a home office, sewing or utility room.
- The carport will fit two cars in tandem and the driveway and carport have been professionally sealed.
- Other features include, reverse cycle air conditioner, crimsafe security doors and windows, solar panels, established gardens plus a short stroll to all the facilities.
- The prestigious 'Pet Friendly' Noble Lakeside Park spans over 25 acres, and its amenities include 2-swimming pools, a fully licensed Lakeside Club Community Centre with library, pool table, TV screen and a full kitchen. Well maintained landscaped gardens, bowling green, workshop, 2-BBQ areas, full tennis court, caravan parking area (if available).

What to expect living in an over 50's Manufactured Home Park in NSW

- You own the house and lease the land (monthly site fee)
- Site lease fee includes all council and water rate charges, ground maintenance.
- Site fees are \$220.00 p/w less pensioner rebate (if applicable) \*Known at time of advertising
- No stamp duty on purchase of your home
- No entry or exit fees.

2 BED | 1 BATH | 1 CAR

PRICE:  
\$400,000

OPEN FOR INSPECTION:  
N/A



**Gaylia Griffiths**  
 0419879037  
 gayliagriffiths@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



97/34 Monarch Drive, Kingscliffe

Internal: 86m<sup>2</sup> | External: 16m<sup>2</sup> | Carport: 35m<sup>2</sup> Total: 137m<sup>2</sup>



While every endeavor has been made to verify the correct detail in this brochure, neither the Agent nor Seller or Contracted Illustrator accept liability for any error or omissions. Prospective buyers should make their own enquires and form their own judgement on this property.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.