



## FOR SALE

### CHARMING SINGLE LEVEL HOME IN KINGSCLIFF

Discover this beautifully maintained solid family home, held by the current owners for 38 Years, now available in the northern Kingscliff precinct. This single level residence was practically rebuilt, including extension, electrically re-wired and all new plumbing in 2010 featuring a new roof, ceilings, kitchen and bathroom.

#### Key Features

**Gourmet Kitchen.** A MasterChef's dream! The kitchen boasts two skylights (with solar blinds) granite and stainless-steel bench tops, making it perfect for culinary enthusiasts.

**Spacious Living Areas.** Enjoy solid spotted red gum hardwood floors throughout. The kitchen serves as the nucleus of this character filled home, complimented by a formal separate lounge and dining room, as well as a cozy second living / family room .

**Bedrooms.** Three generously sized bedrooms, all with built in wardrobes. The huge Master bedroom features custom made wardrobes plus two built in drawer units – one for her and one for him.

**Luxurious Bathroom.** A two-way large bathroom equipped with a second toilet and a relaxing spa bath.

**Security and Comfort.** All doors and windows fitted with security screens for peace of mind.

**Garage & Utility Space.** Tandem garage with an epoxy non slip floor, which can double as an office or utility room, complete with a laundry and mini kitchen set up.

**Eco Friendly Features.** Equipped with solar hot water and electricity, a spacious outdoor free-standing shed and a 17,000-litre water tank. A spear pump with bore water ensures lush lawns and gardens.

**Outdoor Living.** Enjoy a full-length front veranda with shade blinds. The rear entertainment area has a BBQ area and a "Zen" deck off the master bedroom, perfect for yoga or Pilates. Room for a pool. Land size 626Sq Mtrs.

**Prime Location.** Just a stone's throw from the Tweed Regional Sports Grounds, which includes Rugby League, AFL, Soccer, Athletics, Cricket and Hockey. A short walk to the pristine Kingscliff and Dreamtime Beach.

A 15-minute drive to Gold Coast Airport & 40 minutes' drive to Byron Bay.

**Built to Last.** This home is constructed to withstand cyclones ensuring safety and durability.

Don't miss this exceptional opportunity to own a piece of Kingscliff paradise!

Contact: Mark Humphries 0411989772 [markh@atrealty.com.au](mailto:markh@atrealty.com.au)

3 BED | 1 BATH | 2 CAR

#### PRICE:

New to Market

#### OPEN FOR INSPECTION:

N/A



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Plans are 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.

86 KINGSCLIFF STREET, KINGSCLIFF

3 1 2   
Internal: 195 m<sup>2</sup> | External: 52 m<sup>2</sup> | Total: 247 m<sup>2</sup>

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.