



# FOR SALE

**BEST VALUE BEACHSIDE BUYING TOP OFFERS BY THURSDAY 2ND APRIL 4PM IF NOT SOLD PRIOR**

## Modern Coastal Beachside Lifestyle Home

Located in prestige beachside enclave just one street back from the ocean directly opposite expansive open parkland. This modern 2 story family residence offers the ultimate 'stroll to the beach' lifestyle for the entire family. Designed for all year round indoor outdoor entertainment the home delivers generous living spaces with the an open flow through effect.

The rear entertainment alfresco room and outdoor kitchen area can be enclosed with the zip blinds to cater for all weather conditions. The Plungie pool set amongst the palms is partially set into the ground and accessed via the timber deck. It's the perfect cooldown pool for those salty after beach visits.

The open plan kitchen is the heart of this home flowing seamlessly out to the leafy rear yard and plunge pool . The kitchen features a spacious walk in pantry ideal for storage and additional appliances . Enclosed with shutters for privacy and light control the living room is gifted with a 5.5 metre custom built media unit for all forms of entertainment , with extensive storage space , ceiling fan and AC.

The 4th bedroom or study is located ground floor opposite the 3rd bathroom and the ideal work from home study or perfect guest suite.

The second level versatile floor plan offers 3 bedrooms with spacious Master and ensuite with bath or 2 bedrooms and a generous media room , plus separate bathroom . All fitted with shutters for light and breeze control.

The location is sought after , tightly held and offering the rare combination of beach , park and cafes all close by the front doorstep.

Agent declares interest.

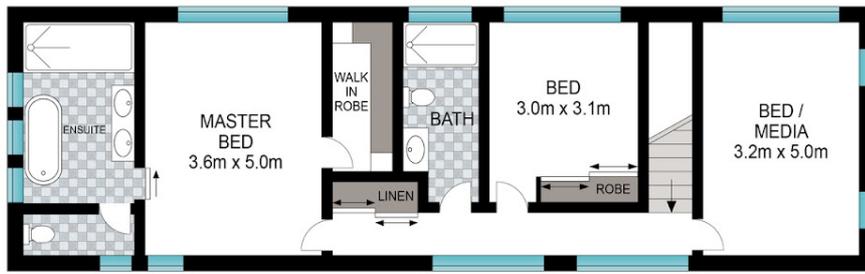
**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
Offers Invited

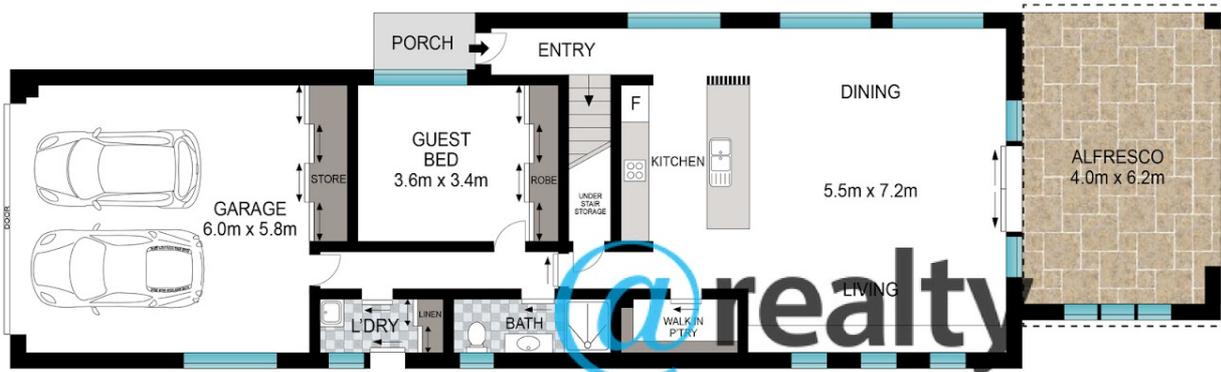
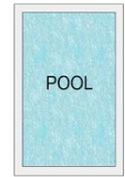
**OPEN FOR INSPECTION:**  
Apr 4 at 11:00am - 11:45am



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UPPER FLOOR



GROUND FLOOR



INT: 248 m<sup>2</sup>  
EXT: 30 m<sup>2</sup>



Scale in metres. 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.

39A Nautilus Way, Kingscliff



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.

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