

1/34 Sand Street, Kingscliff, NSW 2487

kingscliff salesandrentals

Sold Duplex/Semi-detached

Friday, 19 January 2024

1/34 Sand Street, Kingscliff, NSW 2487

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Adam Thompson
0412337636

\$860,000

Fantastic opportunity to get into the highly sought after North Kingscliff market! 1/34 Sand St Kingscliff is brimming with future potential but immediately ready for the astute buyer to unpack their bags now and enjoy beachside living in this low maintenance, private and secure property – or rent out and capitalise on a strong rental market. Ideally located, this low maintenance duplex is only a short flat 600m walk to "Dreamtime Beach" and minutes away from shops and cafes. There are no strata fees, and this property was not impacted by recent floodwaters. The property also comes with a bonus, enormous fully fenced, private front yard with 150 square metres of perfect entertaining space or keeping loved ones, pets, and children secure. Right next door there is also a large parkland with an abundance of additional green space (Sand Street Parkland) for extra enjoyment. An oversized detached single garage to the rear of the property offers a further 34m² of exclusive use land in front/side of the garage. The opportunities to capitalise on this investment are endless – expand the ground floor to add an additional bedroom/rumpus or build a second storey, pop in a pool or make-over the garage area (all subject to council approval). This property will be of interest to investors, first home buyers and downsizers, an inspection is a must to view the future potential it offers. Features Include: - Recent renovations include freshly painted throughout. - Brand new stylish bathroom with laundry & access to clothesline - Split system air conditioning in living room. - 2 large bedrooms, both with built in wardrobes. - Main bedroom with ceiling fan - Security screens on doors/ insect screens on windows - Separate lock up garage with plenty of internal storage space & 34m² exclusive use area in front of the garage - Plenty of off-street parking, room for van or boat - Currently tenanted, (\$665 per week) - Easy care lawns and gardens - No strata / body corporate fees (shared insurance only) - Not impacted by recent floodwaters (Feb 2022) Other Key Location Points- 3 mins to M1 North and South bound- 35 mins to Byron Bay- 15 mins to Gold Coast International Airport- 4 mins to Tweed Valley Hospital - opening May 2024, ensuring Kingscliff only becomes a more desirable location for those looking for a fabulous place to call home as well as a great investment, in an area rich in natural beauty. There's no better time to get into the buzzing KINGSCLIFF MARKET Whilst the information contained in this report is believed to be accurate and reliable, Kingscliff Sales and Rentals does not guarantee or warrant the accuracy, reliability, completeness, currency or usefulness of the information and is not responsible for or liable in respect of any loss, damage, cost or expense suffered as a result of reliance on that information.

F