

# 16 Cormorant Place, Kingscliff, NSW 2487

## House For Sale

Wednesday, 17 April 2024



16 Cormorant Place, Kingscliff, NSW 2487

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 668 m2

Type: House



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## Expressions Of Interest

Welcome to your slice of paradise at 16 Cormorant Place, Kingscliff. Nestled in a serene cul-de-sac, this property offers the perfect blend of comfort, convenience, and coastal charm. Step inside the main house to discover three spacious bedrooms, all conveniently located on a single level, along with two bathrooms and two separate lounge areas. The heart of the home is the inviting open plan kitchen, lounge and dining area, complete with built-in comfortable window bench seating - the ideal spot for enjoying morning coffee or hosting intimate dinners with loved ones. Plus, with a double garage and fly-over roof carport capable of accommodating a caravan, parking will never be a concern. But the perks don't stop there. This property boasts a separate fully self-contained Studio granny flat, featuring its own bathroom and kitchenette - perfect for accommodating guests or generating additional rental income. Outside, the expansive fenced yard offers ample space for veggie gardens or simply soaking up the sunshine in privacy. And with a tranquil nature reserve as your backdrop, peace and tranquillity are guaranteed.

Features:

- Three bedrooms in main house, master with en-suite and walk in robe
- Two bathrooms plus separate laundry
- Fully self-contained Studio granny flat with bathroom and kitchenette
- Kitchen / dining area with unique and comfortable built-in window bench seating
- Double garage plus fly-over roof carport that easily fits a caravan
- Alfresco entertaining area with spa, TV and fire pit, perfect to relax and entertain with family and friends
- Air-conditioning plus fans in every room
- Large fenced yard with veggie gardens plus 2 gates for access
- Quiet location with nature reserve behind
- Close proximity to beaches, surf club, shops, Salt Village and restaurants
- Large 6.2kw solar for reduced energy consumption
- 3 min drive (1.9km) from the new Tweed Valley Hospital (opening May 2024)
- Long Term Rental Appraisal: \$880 - \$920 (Main House) / \$400 - \$430 (Granny Flat) Per Week
- Council Rates Approx: \$3,700 per year
- Water rates approx: \$600 per year

Living in Kingscliff offers an unparalleled coastal lifestyle, with pristine beaches and vibrant shops just moments away. Picture yourself strolling along the golden sands or indulging in fresh seafood at local eateries. And with the brand new Tweed Hospital set to open its doors in May 2024, healthcare will be conveniently within reach. Whether you're seeking a permanent residence, holiday home, or savvy investment opportunity, 16 Cormorant Place presents endless possibilities. Don't miss your chance to experience the best of coastal living - schedule a viewing today! Contact Sarah or Emily Drew today