

# 44 Cudgen Road, Kingscliff, NSW 2487

## House For Sale

Tuesday, 5 December 2023

44 Cudgen Road, Kingscliff, NSW 2487

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 607 m2

Type: House



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Joe Taylor

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**Guide \$1.69M - \$1.8M Offers closing 12/12/23 12pm**

Conveniently positioned only 800 metres from Kingscliff's beach, shops, cafes and restaurants. Close to the Kingscliff pool and soon to be completed Tweed Valley Hospital. A lovely elevated 2 storey home in a prime location. The entry level has a large rumpus room and/or home office with wet bar and new bathroom. The upper level of the home has ducted air conditioning throughout. There are 3 bedrooms with built in robes and ceiling fans, and a beautiful designer bathroom. Modern kitchen with walk in pantry and dining area opening onto the large entertaining area with stunning timber decking, "flyover" patio roof and overlooks the terraced and landscaped backyard. The sparkling pool is positioned at the rear of the property with a level grassed area between it and the home, perfect for the kids or pets to play. The laundry also has a shower and toilet which can be accessed from the backyard - ideal for when coming in from the pool. The double garage is a good size with room for storage, workshop and can still fit a Ford Ranger dual cab ute! The resealed and resprayed roof has a large 10kw solar system to ease the cost of electricity. Excellent value for money here, when considering all of the hard work and big ticket items have been done for you.