

**7 Kingscliff Street, Kingscliff, NSW 2487**



**Sold House**

Monday, 23 October 2023

7 Kingscliff Street, Kingscliff, NSW 2487

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 531 m2**

**Type: House**

## Contact agent

Originally built in the circa 1990's, 7 Kingscliff Street is situated in minutes to the sandy Beach at Kingscliff and the centre of Kingscliff CBD, making everything around you in walking distance. Come home from a busy day at work and never feel like you need to get in the car again. The 531m<sup>2</sup> property is on a single title but has two dwellings on it creating an opportunity for dual living or an income stream should you wish. The original 3 bedroom home at the front of the property has been recently been renovated with a brand new kitchen, fresh coat of paint and new floor boards. Back your bags it is ready to move into. At the back of the property there is another street entrance to the property from Kingscliff Lane. The original owner decided to make use of their land and build a self-contained 3 bedroom unit, with kitchen and one bathroom. The downstairs has also been converted into a multipurpose room plus one single garage and plenty of storage room. Agent's notes: Ok, so where do I start...? There are so many finer details to this home that you can't see in the photos and are too great to list in this forum. From my perspective, the position is what stands out the most. Being on the north-side of Kingscliff Street - this property is within the Medium Density zoning and 12 metre height build limit. Most houses in Kingscliff reside in the Low Density zoning area and a 11 metre high build limit. This makes the land more valuable for future use and likely more valuable. "To me there is no better lifestyle than feeling like you are on holidays every day of the week. The serene beauty here is priceless, every day I wake up see people relaxed, going to the beach, sharing stories in their front yard, children playing sports, riding bikes from Kingscliff to Cabarita, and I get to work from the local cafes where I am greeted by name. This community has made me feel so welcome from day one. I come home on a Friday and do not get in the car till Monday as there is no where I would rather be than here." Also, the 3 bedroom unit construction is DA approved and ready for permanent rentals or to holiday rental over summer. This property is being sold as an "Expressions Of Interest" with all offers being presented immediately to the owner for consideration and/or response. Please contact the agent for further questions and to arrange an inspection.

**Property Features:** (3 bedroom home) • Modern-style kitchen with stone bench top, and plenty of cupboard space • Three large bedrooms • Air-conditioning and ceiling fans • Bathroom with bath • Separate powder room • Timber flooring throughout • Separate toilet • Outside patio area and garden suitable for pets • Single lock up garage (3 bedroom unit) • Spacious kitchen with plenty of cupboard space • Three large bedrooms with built-in wardrobes • Bathroom with vanity • Air-conditioning and ceiling fans • Separate Laundry (Additional) • Multipurpose room with kitchenette and disabled friendly bathroom • Single Garage • Established gardens • Separate street access through Kingscliff Lane

**Location Features:** • Less than a 5 min walk to Kingscliff Beach and heart of Kingscliff CBD • 5 minutes from the new Tweed Heads Hospital • 5 minutes from local schools and TAFE • 20 min drive to the Gold Coast International Airport • 1 hr to Brisbane • 40 min to Byron Bay