

**1/15 Blue Jay Circuit, Kingscliff, NSW, 2487**



**Townhouse For Sale**

Thursday, 1 August 2024

1/15 Blue Jay Circuit, Kingscliff, NSW, 2487

**Bedrooms: 3**

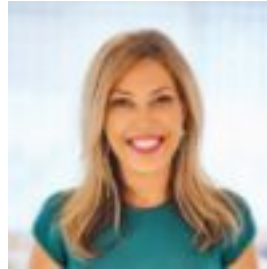
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Centrally Located Townhouse - Easy Walk To Beach

Perfectly located only 550m to Kingscliff beachfront and easy, level walk to town centre, this townhome offers the ultimate coastal lifestyle.

Upon entering, you immediately feel a sense of calm with cool coastal tones and spacious, open plan living flooded with natural light. Electric fireplace feature for cozy winter nights and reverse cycle air-conditioning for all year round comfort.

The well appointed kitchen offers plenty of storage with dedicated breakfast bar and adjoining dining area leading out to outdoor entertaining area. Family laundry, separate downstairs powder room for convenience and lock up garage with under stair storage room completes the package.

A standout feature of this home is the private, north facing entertaining area boasting a generous 60sqm of both covered and open air spaces providing the ultimate entertaining area, surrounded with lush, low maintenance tropical gardens.

Whether you're enjoying your morning coffee bathing in the winter sun or hosting a barbecue under the stars, this area offers a versatile space, complete with side gate access and outdoor shower when returning from beach.

Back inside and heading upstairs to discover three, spacious bedrooms all with air conditioning and built in robes. Generous master suite complete with walk-in robe and two way bathroom access for convenience.

This property would make the perfect coastal abode or ideal investment with strong rental return in this buoyant Kingscliff market.

### Standout Features:

- Flat, 6 minute stroll to Kingscliff beachfront
- Light and airy open plan living
- Massive 60sqm, sun drenched north facing outdoor entertaining area with side gate access
- Outdoor shower
- Low maintenance front and rear gardens
- Three well proportioned bedrooms
- Master suite complete with walk-in-robe
- Plenty of storage
- Air-conditioning through out
- Small, friendly complex of only four townhouses, all currently owner occupied
- Low, low outgoings with Body Corp Fees only \$76 per week which includes water usage
- Healthy and well maintained Capital Works Fund
- 2 car parking with additional visitors parking onsite
- Pet friendly complex
- Solar system for reduced energy bills

### Where To From Here

- Short, level walk to beach and town
- 3mins to Tweed Valley Hospital - Opening May 2024
- 15mins to Gold Coast International Airport
- 35mins to Byron Bay
- 7mins to Tweed City Shopping Centre

Well maintained with nothing to be done but move straight in and enjoy the relaxed, Kingscliff lifestyle with everything you need at your fingertips.

The Tweed Coast is currently one of the highest regional growth areas in the country, NOW is the time get a foothold in this increasingly popular lifestyle destination.

Call Erin 0414 259 605 or Amy 0403 851 003 for further information or to arrange your private viewing.

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