

**7/12 Sand St, Kingscliff, NSW, 2487**



**Villa For Sale**

Sunday, 8 September 2024

7/12 Sand St, Kingscliff, NSW, 2487

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**

## **Owner purchased elsewhere and must sell this fully renovated 2br + study**

2br plus study FULLY RENOVATED single level villa with affordable body corporate located at North Kingscliff. Great for an owner occupier, first homebuyer or investor opportunity with a full renovation already complete with all the hard work done already. Highlights include

- Stunning renovation inside, way different to that to most of the other villas in this building
- Open plan floor plan with living/bedroom extension to rear with twin doors opening out onto back entertaining area that is partly covered
- Ducted reverse cycle air conditioning and ceiling fans for summer comfort
- Quality designer kitchen with endless amounts of storage drawers. patterned mosaic tiles and quality caesarstone benchtops on both sides
- Corner pantry, quality stainless steel pyrotechnic oven and twin drawer dishwasher, 3 domains of a kitchen covered with storage, cooking and washing
- Dining room alcove can accommodated a 6 seater table easily for entertaining friends and family or another option includes a meals area in the kitchen
- Master bedroom with large walk in robe and plantation shutters
- Versatile floor plan for the Second bedroom currently used as bedroom + study (two entrances to each room), or could be 2 bedrooms or play area and bedroom.
- Modernised bathroom with separate shower and separate toilet
- Crim-safe security front security screen door and combination entrance keyless door (great for guests) who will love to visit.
- Garage with attic storage underfoot and accessed by built in drop-down attic ladder, built into the oversized manhole
- New garage door with remote control
- Twin glass sliding doors open to the private fenced back courtyard with a decking area and undercover entertaining area not shown in floor plan
- Large 6kva solar system which means that with standard power usage bills are extremely economical between \$45 to \$80 per month
- All the hard work has been done in renovating this property however still scope for your finishing touches to make the property a standout.
- Great location just 500m to beach and 1km to the Tweed River; beach walks of a morning and perhaps a spot of river fishing of an afternoon
  
- Note photos were taken a previously and will be updated prior to first open for inspection (it will look better than the current photos)
  
- Affordable body corporate of just \$64pw includes external insurance and water rates
- Council rates \$732.50 per quarter or \$2930.05 pa

Offers to Purchase by 2nd October 2024 unless SOLD prior.

**OWNER HAS ALREADY PURCHASED INTERSTATE AND THIS PROPERTY MUST BE SOLD.**

The information contained in this material is believed to be accurate we will take no responsibility for misstatements or errors. Prospective purchasers should make their own enquiries to verify the information