



Casuarina, 38 Kamala Crescent

PROUDLY SOLD VIA WITHERIFF GROUP - Sold by Nick and Carol Witheriff

EXECUTIVE ELEGANCE ON CASUARINA BEACHSIDE

STUNNING ENTERTAINER WITH SOPHISTICATION & STYLE

"Private Viewings Available Contact Nick Witheriff to arrange a time."

Experience the pinnacle of executive level luxury living, where timeless design meets contemporary comfort.

Welcome to 'SANDCASTLES,' a home poised proudly in the esteemed enclave of Kamala Crescent, opposite gorgeous Casuarina Beach. Boasting architectural flare, superior craftsmanship & lavish amenities at every turn.

5

4

3

For Sale
Please Call

View
ljhooker.com.au/1CANF69

Contact
Nick Witheriff
0405 618 477
nickwitherriff@ljhkingscliff.com.au

Carol Witheriff
0413 056 405
carolwitherriff@ljhkingscliff.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Kingscliff
(02) 6674 1000

Rarely does a residence come to market that exceeds the highest standards of design excellence, construction quality & liveability, like this CASTLE ON A PREMIUM CORNER POSITION IN CASUARINA.

A stacked stone feature wall guides you to the entrance of this decadent piece of paradise, recently upgraded to present a residence reflective of an unwavering commitment to quality, sophistication, minimalism & timeless appeal. Spanning three spacious levels, it features a modern kitchen, open plan living & dining zones, multiple entertaining spaces, a home cinema, triple desk executive home office, or learning space for the children, sauna, alfresco deck & north facing, heated, swimming pool, to mention just some of the magnificent resort style features that SANDCASTLES has to offer.

Showcasing opulence & refinement with timber floorboards, soaring voided rooflines, high picture windows, custom joinery, grand spaces flooded with natural light & sunshine, SANDCASTLES offers SOLACE FOR THE SOUL.

Top tier finishes & seamless integration of the indoor-outdoor living & entertaining zones, the residence is a light-filled sanctuary of modern architecture & effortless living for large or multi-generational families.

SPACIOUS FAMILY HOME, WEEKENDER, OR EXECUTIVE HOLIDAY ENTERTAINER, SANDCASTLES OFFERS SOMETHING FOR EVERYONE

The ground level conveniently offers the main living, dining & modern kitchen, with servery window to the outdoor alfresco entertaining deck & swimming pool. A separate home office, cinema room, sauna and spa, powder room, ensuited guest bedroom, extra bedroom or kids' playroom, large laundry & loads of storage, complete the downstairs layout.

Venture upstairs to enjoy 2 more spacious, built-in bedrooms opening to a private balcony. One enjoys its own private ensuite, whilst the other bedroom has access to the luxurious family bathroom with dual vanity. This main bathroom is modern & includes a separate vanity/powder area, toilet room & wet room with big shower & bath. A library or music nook & 2nd entertaining room with kitchenette, are added inclusions presenting buyers with a very flexible floorplan to suit all ages & family configurations.

The 3rd level is devoted to the magnificent master suite, boasting space & luxury. This huge parent's retreat opens to an east facing balcony & offers a sitting area for your quiet relaxation. The gorgeous ensuite includes a spa bath, dual vanities, custom cabinetry & double shower. A very generous walk-in robe is fully fitted out to store all your private possessions in style.

As captivating as it is contemporary, SANDCASTLES is a home that should be viewed to be properly appreciated.

PLEASE CONTACT NICK WITHERIFF on 0405 618 477 or CAROL WITHERIFF on 0413 056 405 TO ARRANGE YOUR PRIVATE VIEWING OPPORTUNITY.

PROPERTY FEATURES:

- 5 generous bedrooms



LJ Hooker Kingscliff
(02) 6674 1000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- 4 sleek bathrooms
- Additional powder room
- Home office
- Internal sauna
- Cinema room
- Library or music nook
- Renovated kitchen with Miele appliances, induction cooktop & walk-in butler's pantry
- 2nd entertaining room with kitchenette (fridge, sink, dish drawer & custom cabinetry)
- Ducted air conditioning
- Back to base alarm/security system
- Outside shower
- Vacumaider
- Laundry chute
- Huge walk-in linen cupboard & generous storage throughout
- Rear access to 3 car garage & storage room with roller door access for surfboards etc
- Fully fenced yard & mature gardens
- L-shaped swimming pool with large entry shelf & spa
- New pool heater
- Opposite to access pathway to Casuarina Beach
- Option to sell fully furnished

5 MINUTES TO TWEED VALLEY HOSPITAL

18 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT

30 MINUTES TO BYRON BAY

OPPOSITE CASUARINA BEACH

CLOSE TO CAFES, RESTAURANTS, COLES SHOPPING, SCHOOLS, CHILD CARE,
CASUARINA REC CENTRE & SALT VILLAGE AMENITIES.

Disclaimer:

All information (including but not limited to the property area, floor size, price, photos, address, and general property description) is provided as a convenience to you and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission, or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue but may change.



LJ Hooker Kingscliff
(02) 6674 1000

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	1CANF69
Property Type	House
Land Area	537 m ²

Nick Witheriff 0405 618 477

Director - Head of Witheriff Group | nickwitheriff@ljhkingscliff.com.au

Carol Witheriff 0413 056 405

Co-Founder/Associate Director of Sales | carolwitheriff@ljhkingscliff.com.au

LJ Hooker Kingscliff (02) 6674 1000

Shop 4, 106 Marine Parade, KINGSClIFF NSW 2487
kingscliff.ljhooker.com.au | office@ljhkingscliff.com.au



LJ Hooker Kingscliff
(02) 6674 1000

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Plans are indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

38 KAMALA CRESCENT, CASUARINA

5 4 3
Internal: 454 m² | External: 96 m² | Total: 550 m²