

## Casuarina, 117/685 Casuarina Way

SOLD BY LJH WITHERIFF - Proudly Sold by Carol Witheriff & Jordan Brown

STUNNING BEACHFRONT PENTHOUSE WITH ROOFTOP TERRACE

HOUSE SIZED APARTMENT IN 'COTTON BEACH RESIDENCES'

Arguably one of the best apartments in Cotton Beach, this showstopping apartment enjoys cool ocean breezes & abundant warm sunshine from its premiere north east facing aspect.

Boasting cool luxe styling & a neutral colour palette to present a fresh refurbishment, complimenting the flawless finishes to the white sands & dunal greenspace of Casuarina Beach.

This very generous, three bedroom apartment has its own rooftop terrace, an additional media room, three modern bathrooms, three car spaces & 2 storage cages for your



**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.



**For Sale**  
CONTACT AGENT

**View**  
[ljhooker.com.au/1C8FF69](http://ljhooker.com.au/1C8FF69)

**Contact**  
**Carol Witheriff**  
0413 056 405  
[carolwitheriff@ljkingscliff.com.au](mailto:carolwitheriff@ljkingscliff.com.au)  
**Jordan Brown**  
0455 579 014  
[jordanbrown@ljkingscliff.com.au](mailto:jordanbrown@ljkingscliff.com.au)

**LJ Hooker Kingscliff**  
**(02) 6674 1000**

convenience. It really is the size of a small house, without all the maintenance.

Enjoy the refreshing ocean breezes from the comfort of your private wrap around balcony, overlooking the leafy natural beauty of the sand dunes.

COTTON BEACH RESIDENCES weaves every element of relaxed resort-style living into one exceptional address. This luxurious apartment has direct access to the beautiful white sands of Casuarina Beach and the coastal boardwalk, stretching to Fingal in the north and Pottsville in the south.

#### SOPHISTICATED TIMELESS ELEGANCE ON CASUARINA BEACHFRONT

The two master bedrooms both offer en-suited bathrooms with oversized baths and access to their own balconies. Screen doors throughout have been added for that extra breeze at night. A third bedroom has easy access to the third bathroom and can comfortably fit a king size bed. The media room can double as a fourth bedroom, or simply be used as a separate living space, providing convenient separation and versatility of space.

A considered cosmetic renovation in 2024 has freshened the spaces, with new quality carpets & blinds, as well as a complete professional repaint to present you with a move-in ready apartment, with nothing to do but RELAX & ENJOY YOUR NEW CASUARINA LIFE !!

Strategically orientated to capture the northern light & warm winter sunshine & incorporating banks of sliding glass, high ceilings & grand spaces, this stunning apartment celebrates elegance, comfort & versatile liveability.

#### PRIVACY PERFECTION & BEACHFRONT POSITION AWAITS YOU !!!

COTTON BEACH RESIDENCES is a highly sought after, pet friendly, predominantly residential complex with lush sub-tropical gardens, resort style lagoon pool, heated lap pool, gymnasium & steam room.

Investors will receive strong returns for permanent or holiday letting, or alternatively move straight into your dream apartment, with your small pet.

Cotton beach is a dual zoned beachfront residence where you have the choice to owner occupy or have us take care of the holiday or permanent management of your investment.

PENTHOUSE APARTMENTS rarely come to market in this esteemed complex, so be quick to inspect this gorgeous north-east facing stunner !!!

CONTACT CAROL WITHERIFF on 0413 056 405 or JORDAN BROWN on 0455 579 014 FOR MORE INFORMATION.

#### APARTMENT FEATURES:

3 large bedrooms, two with ensuites

All bedrooms have built-in mirrored robes & bedroom 1 has his & her robes

3 sleek bathrooms, 2 with baths

Extra Media room



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Screen doors throughout  
 Ducted air conditioning (2 separate systems)  
 3 metre high ceilings  
 Freshly re-painted, new carpets & blinds in 2024  
 3 secure underground car spaces located near the lift  
 2 x large, locked storage cages in basement  
 Direct access to Casuarina Beach  
 Large wrap around balconies to living & 2 master bedrooms  
 Additional rooftop terrace with ocean glimpses  
 Gymnasium & steam room within complex  
 Pet friendly complex  
 Beachfront apartment  
 Council approved for tourism & residential use  
 Council rates: \$711.54 per quarter (approximately)  
 Body corporate rates: \$4,252.00 per quarter (approximately)

5 MINUTES TO TWEED VALLEY HOSPITAL  
 15 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT  
 30 MINUTES TO BYRON BAY  
 CLOSE TO SCHOOLS, SHOPS, CAFES, RESTAURANTS, COLES SHOPPING VILLAGE,  
 MEDICAL & CABARITA TOWNSHIP

**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.

**More About this Property**

<b>Property ID</b>	1C8FF69
<b>Property Type</b>	Unit

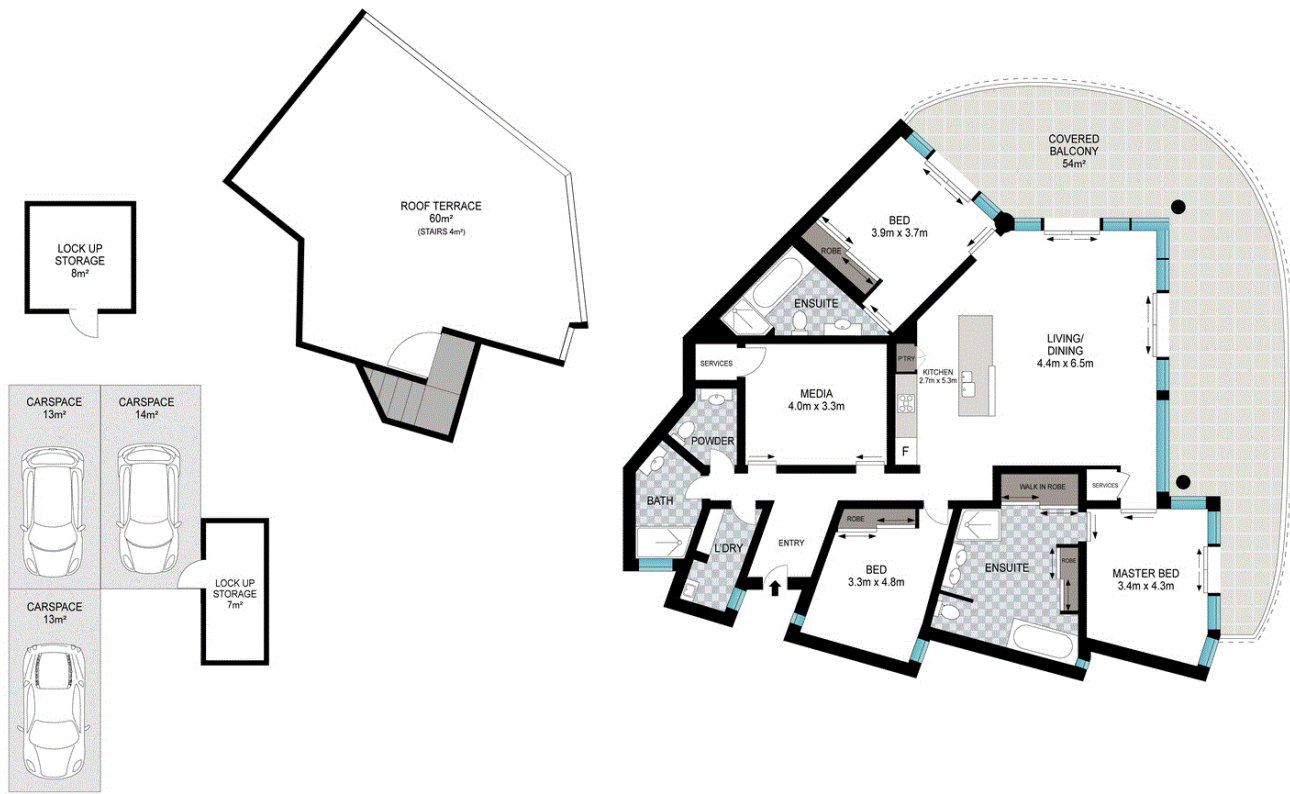
**Carol Witheriff 0413 056 405**  
 Co-Founder/Associate Director of Sales | carolwitheriff@ljkingscliff.com.au  
**Jordan Brown 0455 579 014**  
 Associate Director (Sales) WG | jordanbrown@ljkingscliff.com.au

**LJ Hooker Kingscliff (02) 6674 1000**  
 Shop 4, 106 Marine Parade, KINGSCLIFF NSW 2487  
 kingscliff.ljhooker.com.au | office@ljkingscliff.com.au



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Scale in metres. 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.

INT: 156 m<sup>2</sup>  
 TERRACES (BALCONY/ROOF): 118 m<sup>2</sup>  
 BASEMENT: 55 m<sup>2</sup>  
 TOTAL: 329 m<sup>2</sup>

117/685 Casuarina Way, Casuarina

witheriff group • by ljh