



2/9 Rutile Street, Chinderah

Proudly Sold by Erin & Amy - LJ Hooker Kingscliff

Erin & Amy are proud to announce the successful sale at \$1,075,000!

Our proven strategy delivered:

- 52 Buyer Enquiries
- 28 Buyer Inspections
- 1 Open Home

Lifestyle & Location – Renovated Riverside Duplex




Perfectly positioned in a quiet, family friendly street just moments from the river and local favourites Cubby Bakehouse and Chinderah Tavern, this beautifully renovated two level duplex delivers an outstanding coastal lifestyle.

Set on a generous block framed by manicured lawns and sub-tropical gardens, this home offers a move in ready, private oasis.

Upstairs features polished floorboards, light filled open plan living. Stylishly renovated, the modern kitchen features a dedicated breakfast bar and stunning Smeg cooker, sure to impress the budding home chef.

Two bedrooms on this level, including master with its own balcony,

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.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Kingscliff
(02) 6674 1000

 **LJ Hooker**

along with a second living area or home office and a beautifully renovated family bathroom.

Downstairs reveals an expansive multipurpose zone with striking polished concrete floors and rustic industrial finishes, creating a unique and versatile space. Kitchenette with servery window, this space connects seamlessly to the generous covered patio, perfect for entertaining. A second bathroom and large storage room complete the package.

With separate access, this lower level is ideal for a home business, teenage retreat or guest accommodation.

Scenic walking and cycling paths connect you effortlessly to Dreamtime Beach, Kingscliff and Fingal, placing some of the region's most beautiful coastline within easy reach.

Additional Features:

- Air-conditioning on both levels
- 6kw solar system for reduced energy bills
- No body corporate fees
- Instant gas hot water service
- Manicured lawns and gardens
- Chicken coup and veggie gardens

Upper Level:

- Open plan living, polished floorboards
- Freshly painted, light and bright interiors
- Renovated kitchen with stylish Smeg gas cooker
- 2 bedrooms with built-in robes
- Renovated family bathroom
- 2nd living/ office space
- Front and rear balconies

Lower Level

- Versatile multi-purpose area includes semi-enclosed room currently being utilised as 3rd bedroom
- Perfect space for home office, guest accom or teenagers' retreat
- Polished concrete floors
- Modern bathroom and laundry
- Wet-bar with servery window
- Separate front entrance
- Large storage room
- Massive outdoor entertaining patio
- Manicured lawns, multiple vege gardens and chicken coup

Chinderah is fast emerging as a highly desirable Tweed Coast destination. Secure your slice of paradise now before values in this exceptional area are fully realised.

Where To From Here:

- 400m to Cubby Bakehouse and Chinderah Tavern
- 450m to riverside walking and cycling pathways
- 1.8km to Dreamtime Beach, Kingscliff
- Direct access to M1 North and Southbound
- 35 minutes to Byron Bay
- 10 minutes to Gold Coast International Airport
- 4 minutes to new Tweed Valley Hospital, Kingscliff
- 80 minutes to Brisbane CBD and Airport

Contact us today for further information or to arrange your private viewing.

Erin Nielsen 0414 259 605 | Amy Sanderson 0403 851 003

NB. some images have been digitally styled.

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 DETAILS

Property ID	17RJ1D
Property Type	DuplexSemi-detached
Including	Study Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

Amy Sanderson 0403 851 003

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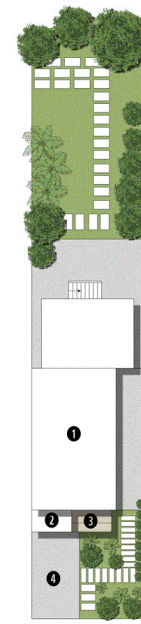
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Plans are indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

2/9 RUTILE STREET, CHINDERAH

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Internal: 142 m² | External: 66 m² | Total: 208 m²