

## Kingscliff, 1/176 Marine Parade

### FIRST LIGHT - LUXURIOUS BEACHFRONT RESIDENCE

COASTAL ELEGANCE AT ITS FINEST

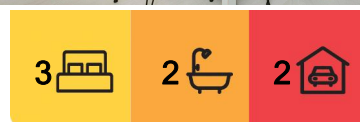
Uncover the irresistible charm of First Light, an exclusive boutique complex of just seven spacious residences, perfectly located directly across from the white crystal sands of Kingscliff's Dreamtime Beach.

Whether you desire a stylish downsized home or an exciting weekend escape for your family, this one will not disappoint.

Experience the seamless fusion of indoor and outdoor living, as floor-to-ceiling glass doors invite the beauty of the outdoors inside. Immerse yourself in expansive living spaces and an impeccably designed kitchen featuring stunning stone island bench. Step onto the generously-sized terrace and relish in its ideal North East orientation.



**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**  
Please Call

**View**  
[ljhooker.com.au/1C32F69](http://ljhooker.com.au/1C32F69)

**Contact**  
**Amy Sanderson**  
0403 851 003  
[amysanderson@ljhkingscliff.com.au](mailto:amysanderson@ljhkingscliff.com.au)

**Erin Nielsen**  
0414 259 605  
[erinnielsen@ljhkingscliff.com.au](mailto:erinnielsen@ljhkingscliff.com.au)

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

Innovative design ensures refreshing cross ventilation, capturing the gentle ocean breezes on a summer day.

#### WHAT WE LOVE

- Near new, built 2019 with high-end, designer finishes through out
- Northeast aspect with ocean views across parkland
- Elevated ground floor position
- House size proportions with plenty of storage
- Three generous bedrooms, ensuite to master
- Ducted air conditioning through out
- Large wrap around terrace
- Secure basement parking with two allocated car spaces
- Extra-large storage cage
- Sparkling pool in complex
- Lift from carpark to all levels
- Solar Panels to lower power costs
- Pet friendly under 10kg
- Central location, easy, flat walk to local shops, clubs and the cafe precinct of Kingscliff Village

Take leisurely strolls to the vibrant shops and cozy cafes, where a casual and welcoming atmosphere awaits. First Light's prime location allows you to fully immerse yourself in the laid-back coastal lifestyle.

Kingscliff, the central hub and gem of the Tweed Coast, has experienced strong and consistent capital growth over recent years, only to be further underpinned by the new \$723 million Tweed Valley Hospital opening in May 2024.

#### SEIZE THE OPPORTUNITY IN THE THRIVING KINGSCLIFF MARKET

Now is the perfect time to secure your place in this buoyant Kingscliff market. This property offers not only strong capital growth potential but also attractive rental returns, making it an ideal home, weekend retreat, or investment property. Don't miss out on this remarkable opportunity to enhance your lifestyle and investment portfolio.

#### WHERE TO FROM HERE

- 3 mins to M1 North and South bound
- 35 mins to Byron Bay
- 15 mins to Gold Coast International Airport
- 2 mins to Tweed Valley Hospital - opening May 2024
- 80 mins to Brisbane CBD and Airport

Contemporary and unparalleled luxury apartments are in high demand and won't remain available for long. Ensure you don't miss out on this opportunity by contacting us today.

Contact Amy at 0403 851 003 or Erin at 0414 259 605 for more information or to arrange a viewing. They'll be delighted to assist you on this exciting journey.

Live and love the coastal dream at First Light, 1/176 Marine Parade, Kingscliff.

Disclaimer: All information (including but not limited to the property area, floor size, price,



**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.



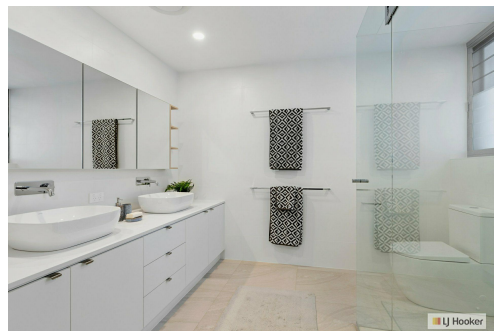
photos, address and general property description) is provided as a convenience to you and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) 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

Property ID	1C32F69
Property Type	Apartment

**Amy Sanderson 0403 851 003**  
Sales Specialist | [amysanderson@ljhkingscliff.com.au](mailto:amysanderson@ljhkingscliff.com.au)  
**Erin Nielsen 0414 259 605**  
Sales Specialist | [erinnielsen@ljhkingscliff.com.au](mailto:erinnielsen@ljhkingscliff.com.au)

**LJ Hooker Kingscliff (02) 6674 1000**  
Shop 4, 106 Marine Parade, KINGSCLIFF NSW 2487  
[kingscliff.ljhooker.com.au](http://kingscliff.ljhooker.com.au) | [office@ljhkingscliff.com.au](mailto:office@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.

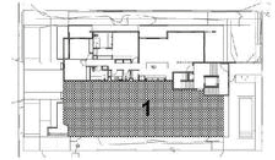
**LJ Hooker Kingscliff**  
**(02) 6674 1000**

## GROUND FLOORPLAN

### UNIT 1

3 2.5 2

Internal Area 142m<sup>2</sup> / External Area 39m<sup>2</sup> / Total 181m<sup>2</sup>



#### Legend

1 - Ocean View Terrace (3m x 5.4m) / 2 - Living (5.6m x 6.1m) / 3 - Kitchen / Dining (4.4m x 6.6m) / 4 - Side Terrace (4.2m x 2.85m) / 5 - Bed 1 (4.0m x 4.2m) / 6 - WIR / 7 - Ensuite / 8 - Bed 2 (3.3m x 3.2m) / 9 - Bed 3 (3.0m x 3.6m) / 10 - Bed 3 Terrace (3.1m x 2.85m) / 11 - Bathroom / 12 - Laundry / 13 - Powder / 14 - Butler's Pantry