



1/242 Marine Parade, Kingscliff

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## Beach, Park, Lifestyle &ndash; The Ultimate Kingscliff Address

Wake up to ocean breezes, morning walks along the sand, and the relaxed rhythm of Kingscliff living. Perfectly positioned directly opposite the beach and a leafy park, this north eastern, elevated ground floor apartment offers an effortless lifestyle with exciting potential to add value.

### Lifestyle That Speaks for Itself

Set in one of Kingscliff's most desirable beachfront pockets, this is the kind of address people wait for. With direct beach access just steps away and a park and playground right across the road, it's an ideal setting for morning swims, sunset strolls, and a laid-back coastal routine.

Whether you're a down sizer, first home buyer, investor, or looking for a lock-up-and-leave holiday escape, this location delivers on every level.

### Comfortable Living with Scope to Enhance

Inside, the apartment is light-filled and functional, offering a solid foundation with room to modernise and make your own.

- Two well-sized bedrooms, including a master with walk-in

### FOR SALE

Guide \$1.26m - \$1.37m

### VIEW

By Appointment

### AGENTS

Amy Sanderson  
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Erin Nielsen  
0414 259 605  
erinnielsen@ljkingscliff.com.au

### AGENCY

LJ Hooker Kingscliff  
(02) 6674 1000

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Interested parties must rely solely on their own enquiries.



- wardrobe, park views and filtered ocean views
- Walk in robe and ensuite with bathtub off the master suite
- Bathroom with combined laundry for convenience
- Open-plan living and dining flowing off the kitchen to the terrace at the front
- Kitchen positioned to capture views across the park
- Vinyl plank flooring throughout for easy care living
- Air Conditioning, Ceiling fans and security screens for comfort and peace of mind
- Furniture optional &ndash; ready to enjoy or lease immediately

Step outside to your north-east facing balcony, where you can soak in ocean glimpses and cooling coastal breezes while overlooking the park &ndash; a perfect spot for your morning coffee or evening unwind.

#### Practical & Secure

- Single lock-up garage with rear laneway access
- Elevated ground floor position for added privacy and security

#### Location Highlights

Everything you need is right here, or just moments away:

- Direct beach access across the road
- Opposite park and playground
- Easy walk or bike ride to Kingscliff village and bowls club
- 2 minutes to Tweed Valley Hospital
- 3 minutes to M1 (north & south access)
- 15 minutes to Gold Coast Airport
- 35 minutes to Byron Bay or Surfers Paradise
- Approx. 80 minutes to Brisbane CBD

#### Opportunity Awaits

With strong rental appeal and an unbeatable beachside position, this property offers excellent potential for investors and renovators alike. Add your personal touch and unlock even more value in this blue-chip location.

#### If this home were a holiday

It would be that effortless coastal getaway you never want to leave - morning swims, barefoot walks through the park, coffee on the balcony, and the gentle hum of the ocean always within reach.

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Don't miss your chance to make this lifestyle yours!

Contact Amy Sanderson on 0403 851 003 or Erin Nielsen on 0414 259 605 to arrange your viewing today!

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 1ADJ1D  
Property Type Apartment  
Including Ensuite  
Air Conditioning  
Balcony  
Dishwasher  
Built-in-Robes  
Secure Parking

### **Amy Sanderson 0403 851 003**

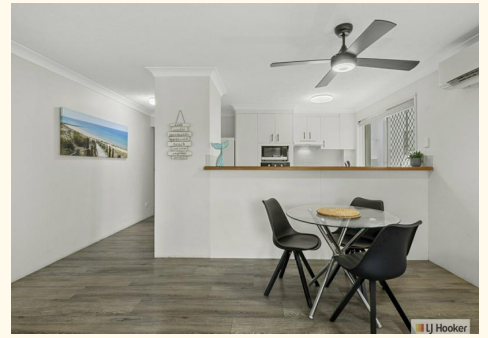
Sales Specialist | [amysanderson@ljhkingscliff.com.au](mailto:amysanderson@ljhkingscliff.com.au)

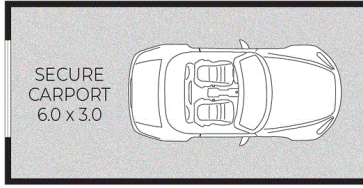
### **Erin Nielsen 0414 259 605**

Sales Specialist | [erinnielsen@ljhkingscliff.com.au](mailto:erinnielsen@ljhkingscliff.com.au)

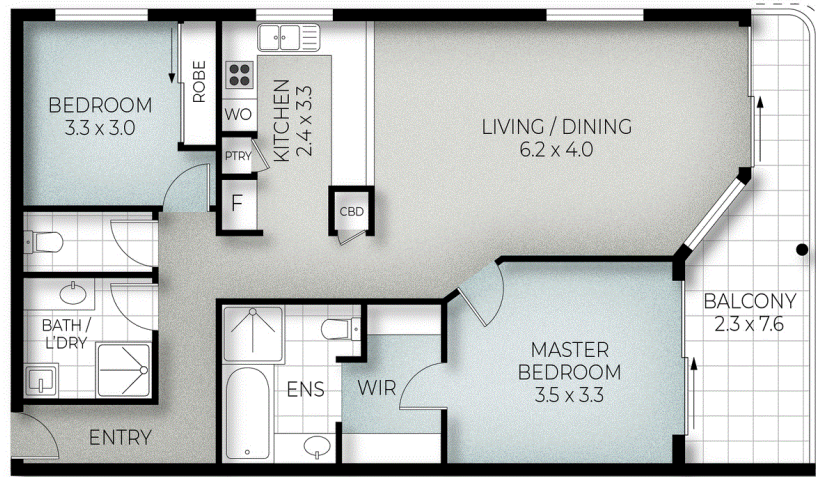
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BASEMENT



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

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Internal: 80 m<sup>2</sup> | Balcony: 12 m<sup>2</sup> | Basement: 18 m<sup>2</sup> | Total: 110 m<sup>2</sup>