







1/31 Moss Street, Kingscliff

Boutique Apartment Just Moments from Cudgen Creek & Kingscliff Beach

Offers Close: Tuesday 25th August (Unless Sold Prior)

There's something special about finding a home where everything has already been done. Where the finishes are timeless, the location is unbeatable, and every day begins with the choice of a morning swim in Cudgen Creek or a stroll along Kingscliff Beach.

Welcome to 1/31 Moss Street.
Beautifully renovated from top to bottom and never lived in since its transformation, this boutique apartment delivers effortless coastal living in one of Kingscliff's most tightly held pockets. Whether you're searching for your first home, a low-maintenance downsizer, a weekend escape or a quality investment, this is the kind of property that simply lets you move in and enjoy.

A Lifestyle That's Hard to Beat
Leave the car securely parked in your lock-up garage and embrace the walk-everywhere lifestyle that makes Kingscliff so sought after.

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FOR SALE
Off Market Opportunity

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Start the day with coffee from your favourite cafe, cool off in the crystal-clear waters of Cudgen Creek, meet friends for lunch in the village or take an evening walk along the shoreline as the sun sets over the hinterland.
Everything you love about this vibrant coastal community is only moments from your front door.

Designed for Modern Living
Bathed in natural light and enjoying a desirable north-west aspect, the apartment has been thoughtfully reimagined with a warm, contemporary coastal palette.

The open-plan living and dining area flows effortlessly to a generous covered terrace, creating an inviting space to entertain or simply relax amongst the established greenery.

At its heart is a stunning designer kitchen featuring stone benchtops, streamlined cabinetry, quality appliances, feature lighting, a breakfast bar and generous storage - beautifully balancing style with everyday functionality.

The accommodation is equally impressive. Both bedrooms are generous in size with built-in wardrobes and ceiling fans, while the master suite enjoys the luxury of its own private balcony and beautifully appointed ensuite.

Both bathrooms have been finished to an exceptional standard with floor-to-ceiling tiling, frameless glass showers and elegant contemporary fittings, while the cleverly integrated laundry maximises space without compromising design. Air conditioning, quality window furnishings and thoughtful storage complete this move-in-ready home.

Boutique Living, Exceptional Convenience
Set within a boutique complex of only six apartments, with predominantly owner-occupiers and low body corporate fees, this is a rare opportunity to secure a beautifully renovated residence in an address that continues to grow in popularity.

Enjoy the convenience of being just moments from Kingscliff Beach, Cudgen Creek, Kingscliff Shopping Village, local schools, caf&aecute;s, restaurants and the Tweed Valley Hospital, while the M1 and Gold Coast Airport are only minutes away.

Property Highlights
- Completely renovated throughout and never occupied since completion
- Boutique complex of only six apartments
- Predominantly owner-occupied building
- Two generous bedrooms with built-in wardrobes
- Master bedroom with stylish ensuite and private balcony
- Contemporary kitchen with stone benchtops, breakfast bar and quality appliances
- Spacious open-plan living and dining
- Two covered outdoor terraces with north-west aspect
- Air conditioning and ceiling fans
- Integrated laundry
- Remote lock-up garage, with under cover building access & storage
- Walk to Cudgen Creek, Kingscliff Beach, cafes, restaurants and shopping
- Furnishings Optional

Beautifully renovated homes in boutique complexes within walking distance of Kingscliff's beaches and village are becoming increasingly difficult to find. Offering exceptional lifestyle appeal with nothing left to do, this is an opportunity not to be missed.

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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 private 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	1DGJ1D
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Built-in-Robes Secure Parking

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Erin Nielsen 0414 259 605
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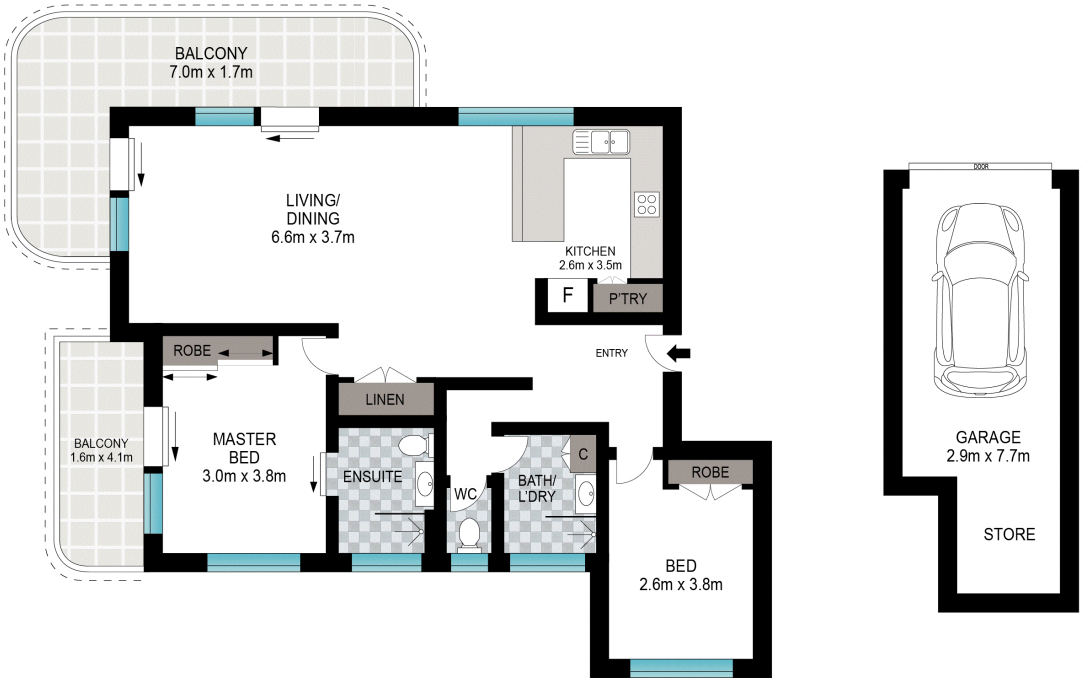








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INT: 83 m²
BALCONIES/GARAGE: 44 m²
TOTAL: 127 m²

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.

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