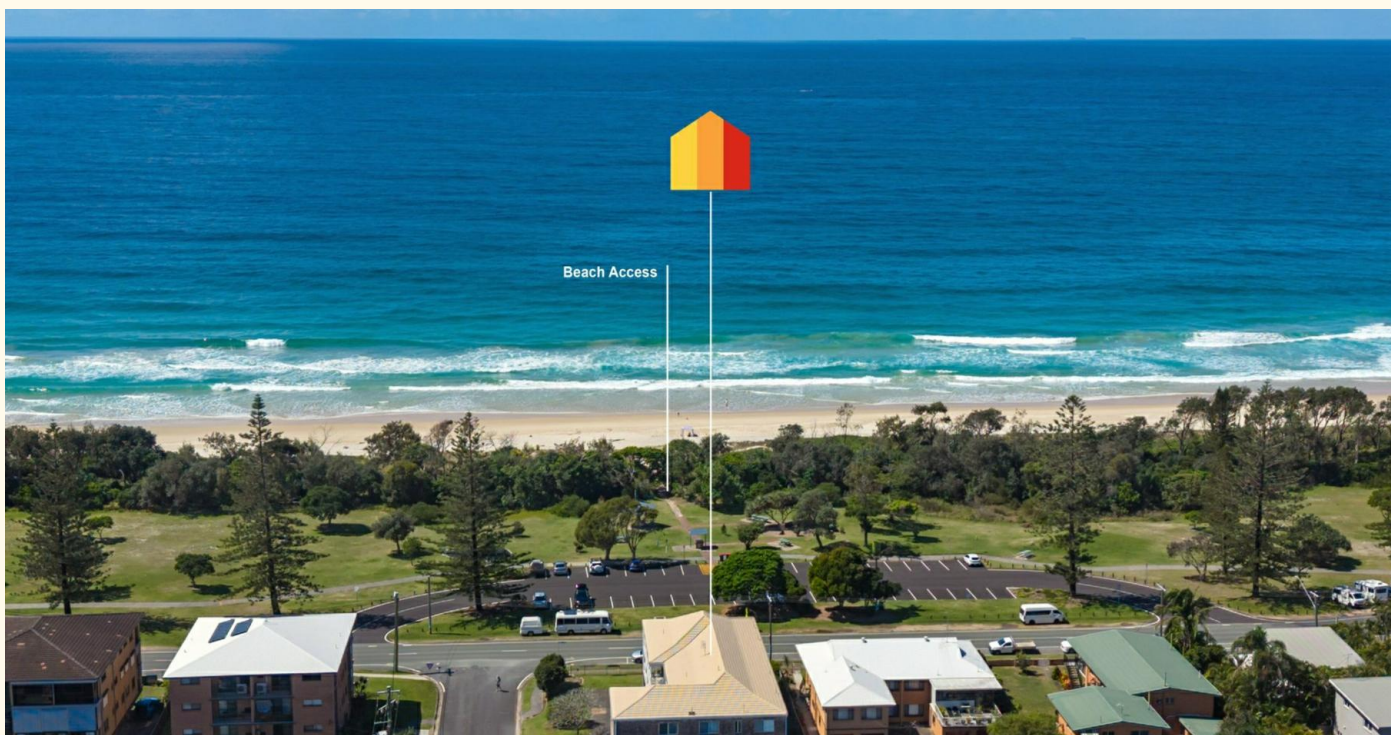




2/170 Marine Parade, Kingscliff

Lifestyle, Location & Potential — This One Has It All!

Positioned directly opposite the sand and surf, this generously proportioned two-bedroom apartment combines exceptional space with an unbeatable location, all within an easy walk of Kingscliff town center, restaurants, clubs and shopping.

Set within a secure and friendly complex of just six residences, the apartment enjoys a desirable northern aspect, flooded with natural light and capturing cooling breezes and ocean views.

Designed with relaxed, coastal living in mind, the generous open-plan living flows onto the large north-facing balcony, the perfect spot for a morning coffee or afternoon drink while enjoying ocean vistas.

Recently painted throughout and with new timber flooring, the apartment is comfortable and inviting, while offering scope to further modernise and truly make it your own.

One of the real standouts is the size. Offering a larger internal floor area than many newer developments, the apartment provides a spacious layout boasting two king-sized bedrooms, plenty of storage and room to live, relax and entertain. Complimented by a double,

2 2 2

FOR SALE

Guide \$1.095m - Ocean Views,
Exceptional Value

VIEW

Wed 7th Oct @ 4:00PM - 4:30PM

AGENTS

Erin Nielsen
0414 259 605
erinnielsen@ljhkingscliff.com.au

Amy Sanderson
0403 851 003
amysanderson@ljhkingscliff.com.au

AGENCY

LJ Hooker Kingscliff
(02) 6674 1000

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.



tandem garage providing additional storage, this apartment offers more than most.

Property Highlights

- Beachfront position with the sand and surf just steps away
- Open plan living with newly laid flooring
- Generous entertaining balcony
- Two spacious bedrooms, ensuite to master
- Secure parking for two vehicles
- Desirable northern aspect
- Larger internal proportions than many newer builds
- Neat and tidy with scope to renovate and add value
- Secure, friendly boutique complex of only six
- Pet-friendly building
- Low outgoings, strata levies \$82 per week, water usage included
- 350m to the locals favourite Kingscliff Bowls Club
- 650m to Kingscliff town centre, cafes, restaurants and shops

This owner is committed to the sale and offers close on the 19th October.

Whether you're a downsizer wanting space without compromising on location, a first home buyer looking to enter the Kingscliff market, a renovator searching for potential or a holiday home buyer dreaming of weekends by the beach, this apartment presents an exciting opportunity.

Contact us for further information or to arrange your private viewing.
Erin 0414 259 605 | Amy 0403 851 003

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 1EWJ1D
Property Type Apartment
Including Ensuite
Intercom
Balcony
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking

Erin Nielsen 0414 259 605

Sales Specialist | erinnielsen@ljhkingscliff.com.au

Amy Sanderson 0403 851 003

Sales Specialist | amysanderson@ljhkingscliff.com.au

LJ Hooker Kingscliff (02) 6674 1000

Shop 4, 106 Marine Parade, KINGSCLIFF NSW 2487
kingscliff.ljhooker.com.au | office@ljhkingscliff.com.au





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.

2/170 MARINE PARADE, KINGSCLIFF

 2
  2
  2
 Internal: 75 m² | External (Balcony / Garage): 47 m² | Total: 122 m²

