



1/17 Ozone Street, Kingscliff

Convenience with Endless Potential!

Offers Close: Tuesday 21st July – Unless Sold Prior




Walk to the Beach, Add Your Own Touch

Positioned in one of Kingscliff's most convenient pockets, this north-facing duplex presents an exciting opportunity to secure a low-maintenance coastal home with plenty of scope to add value over time.

Just 450 metres from the sand and surf, this is the kind of location buyers dream about - close enough to enjoy daily beach walks yet tucked away in a peaceful street where life moves at a relaxed pace.

Whether you're a first-home buyer, downsizer, investor, holiday-home seeker or renovator looking for your next project, this property offers immediate comfort with exciting future potential.

Comfortable Living with Room to Grow - Inside, the practical floorplan is filled with natural light and designed for easy everyday living. The kitchen overlooks the living area, creating a connected space where family and friends can gather.

2  1  1 

FOR SALE
Pre-Market Opportunity

VIEW
Sat 27th Jun @ 11:00AM - 11:30AM

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

Erin Nielsen
0414 259 605
erinnielsen@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.

 **LJ Hooker**

Large windows frame peaceful views across grazing paddocks, delivering a surprising sense of space and tranquillity rarely found this close to the beach. The birdlife is phenomenal.

Move straight in and enjoy, renovate immediately for an instant uplift, or gradually modernise to unlock even greater value.

Features include:

- Two generous bedrooms with built-in wardrobes, fans and AC
- Family bathroom with separate toilet
- Air conditioning and ceiling fans throughout
- Stylish vinyl plank flooring
- New plantation shutters throughout
- Spacious laundry with excellent storage options
- Linen cupboard
- Full fibre NBN connection for fast, reliable internet
- Smart Meter

Outdoor Living & Lock-Up-and-Leave Convenience. The fully fenced yard provides a secure space for children and pets while remaining easy to maintain.

A covered outdoor entertaining area extends seamlessly from the garden and features shutters and café blinds, creating a versatile all-weather retreat for morning coffees, afternoon drinks or weekend gatherings.

Additional features include:

- Alfresco entertaining with café blinds (North facing)
- Enclosed rear garden
- Garden shed
- Single lock-up garage with storage space
- Brick and tile construction
- No strata levies
- Shared building insurance only

A Lifestyle Location That Keeps Getting Better! Leave the car at home and embrace everything that makes Kingscliff so popular.

Location highlights:

- 450m to Kingscliff Beach
- 2 minutes to the M1 Motorway
- 4 minutes to Kingscliff Shopping Village
- 5 minutes to Tweed Valley Hospital
- 15 minutes to Gold Coast Airport
- 35 minutes to Byron Bay
- 45 minutes to Surfers Paradise
- 80 minutes to Brisbane CBD

This is a rare opportunity to secure an affordable beachside property in a tightly held location while still having the opportunity to add your own style and value.

Whether you're searching for a smart investment, coastal downsizer, holiday escape or future renovation project, this property delivers flexibility, lifestyle and outstanding potential.

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	1CUJ1D
Property Type	DuplexSemi-detached
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced

Amy Sanderson 0403 851 003

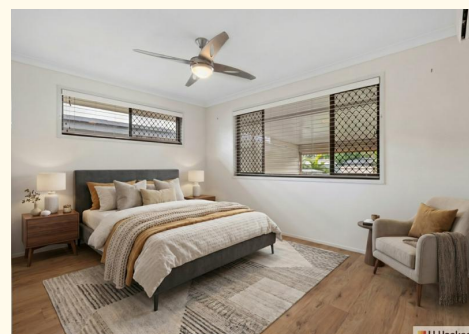
Sales Specialist | amysanderson@ljhkingscliff.com.au

Erin Nielsen 0414 259 605

Sales Specialist | erinnielsen@ljhkingscliff.com.au

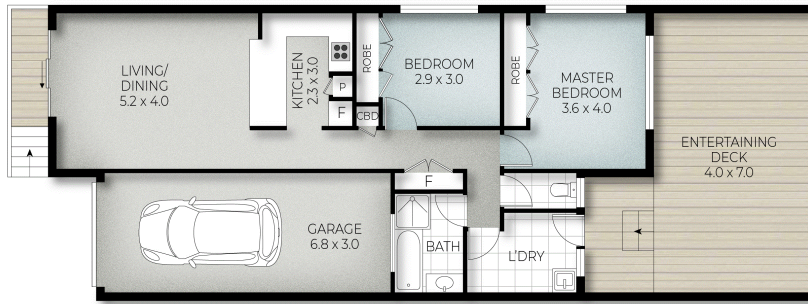
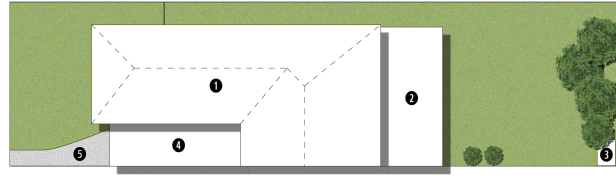
LJ Hooker Kingscliff (02) 6674 1000

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




SITE PLAN LEGEND

- 1. RESIDENCE
- 2. ENTERTAINING DECK
- 3. SHED
- 4. GARAGE
- 5. DRIVEWAY



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.

1-17 OZONE STREET, KINGSCLIFF

 2
  1
  1
 

Internal: 99 m² | External: 33 m² | Total: 132 m²