







1/61 Vulcan Street, Kingscliff

Proudly Sold by Amy & Erin - LJ Hooker Kingscliff

Amy & Erin are proud to announce the successful sale at $1,270,000!

Elevated Duplex with Panoramic Views

Positioned high on Kingscliff Hill, this elevated duplex captures sweeping views from the ocean to Cudgen Creek and the hinterland beyond, just moments from the water's edge.

With Duplex 2 already sold, this is your opportunity to secure the remaining residence in a tightly held location.

- 3 bed | 1.5 bath | 1 car
- Never lived-in refurbishment
- Elevated Kingscliff Hill position
- Ideal owner-occupier, investment or coastal base
- Strong long-term growth potential
- Ocean, creek & hinterland views
- No body corporate fees
- Separate water meters
- Approx. 159m/u178? internal

Light-Filled Living with Views

3 1 1

FOR SALE
Sold by Amy & Erin

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.

LJ Hooker

Upstairs living is designed to maximise natural light, sea breezes and outlook, flowing seamlessly to a covered entertaining deck.

Modern kitchen featuring:
- Stone-look benchtops
- Walk-in pantry
- Feature splashback
- Upstairs powder room

Comfortable & Functional Layout
- Three bedrooms positioned on the lower level
- Renovated bathroom with bath, rainfall shower & separate WC
- Coastal-inspired finishes throughout
- Easy-care flooring & matte black tapware

Plus:
- Lock-up garage with additional off-street parking
- Private outdoor areas
- Side access
- Full-size laundry

Location
- 150m to Cudgen Creek
- Minutes to beach, cafes & village
- Close to schools (walk), hospital & M1
- 15 mins to Gold Coast Airport

Inspect & Secure
With one already sold, opportunities like this are limited.
Amy Sanderson /u8211? 0403 851 003
Erin Nielsen /u8211? 0414 259 605

Act now to secure your place on Kingscliff Hill.

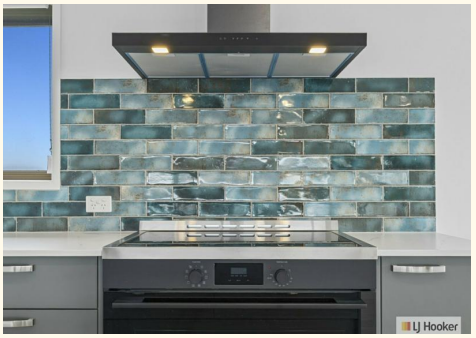
Disclaimer: All information (including but not limited to the property area, floor size, price, photos, address and general property description) is provided as a convenience to you and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information 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.

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.

MORE DETAILS

Property ID	16FJ1D
Property Type	DuplexSemi-detached
House Size	159 m2
Including	Toilets (2)
	Balcony
	Dishwasher
	Built-in-Robes
	Solar Hot Water



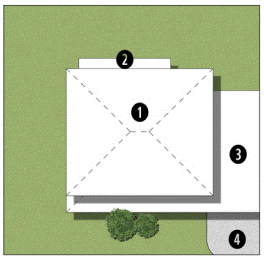



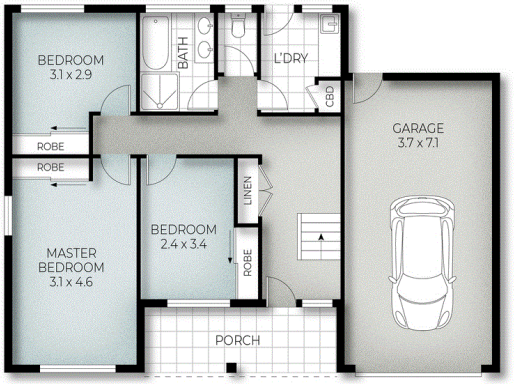

Erin Nielsen 0414 259 605
Sales Specialist | erinnielsen@ljhkingscliff.com.au
Amy Sanderson 0403 851 003
Sales Specialist | amysanderson@ljhkingscliff.com.au

LJ Hooker Kingscliff (02) 6674 1000
Shop 4, 106 Marine Parade, KINGSCLIFF NSW 2487
kingscliff.ljhooker.com.au | office@ljhkingscliff.com.au

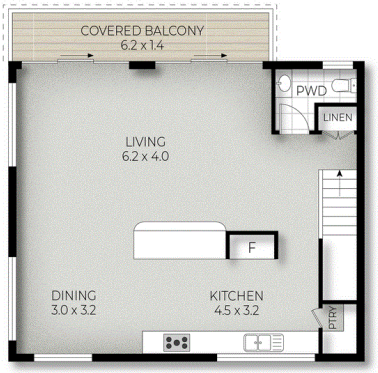
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

SITE PLAN LEGEND
1. RESIDENCE
2. BALCONY
3. GARAGE
4. DRIVEWAY





GROUND LEVEL



UPPER LEVEL

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 / 61 VULCAN STREET, KINGSCLIFF

3 | 1 | 1

Internal: 159 m² | External: 20 m² | Total: 179 m²

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.