



## Kingscliff, 2/36 Avoca Street

PROUDLY SOLD BY LJH WITHERIFF GROUP - Sold by Jordan Brown

FAMILY HOME WITH GRANNY FLAT IN PRIME LOCATION WITH MODERN COMFORTS

Welcome to 2/36 Avoca Street, a stunning 4-bedroom, 3-bathroom duplex nestled in a prime Kingscliff location. Designed with comfort and style in mind, this home offers modern coastal living with a versatile layout, perfect for families seeking space, privacy, and convenience.

Step through the charming front garden into a beautifully appointed home featuring an open-plan living and kitchen area with Smeg appliances and a walk-in pantry, leading to an inviting outdoor deck. Enjoy year-round relaxation by the heated pool, featuring a low-maintenance backyard.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1CDCF69](http://ljhooker.com.au/1CDCF69)

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**Disclaimer:** 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 Kingscliff**  
**(02) 6674 1000**

The ground floor also includes a guest suite or granny flat&mdash;ideal for extended family or guests or an extra income return. Additional features include split-system air conditioning in the granny flat, while ducted aircon keeps the rest of the home comfortable. Ensuring your guests can control the air-conditioning as they wish.

As you go up the timber stairs to the upper level, where you'll find a sitting area and ample storage throughout. The master bedroom boasts a pitched roof, ensuite bathroom, and large walk-in wardrobe, complemented by plantation shutters for added privacy. Bedrooms 3 and 4 are also equipped with walk-in wardrobes and ceiling fans, sharing a beautifully designed bathroom with his and her vanity and a separate powder room.

Other highlights include a single garage with extra storage, a spacious laundry with separate outside access, and extra storage under the house.

Property Features:

- 4 spacious bedrooms, all with walk-in wardrobes
- 3 modern bathrooms plus a separate powder room
- Granny flat with council-approved sink and split-system aircon
- Open-plan living with timber stairs and ceiling fans
- Smeg kitchen appliances with a walk-in pantry
- Outdoor deck
- Heated pool
- Ducted air conditioning throughout
- Single garage with additional storage space
- Laundry with outdoor access and plenty of storage
- Plantation shutters and fans throughout the home
- Low-maintenance garden and under-house storage
- A short walk to Kingscliff Beach, Salt Village, and Seaside precincts

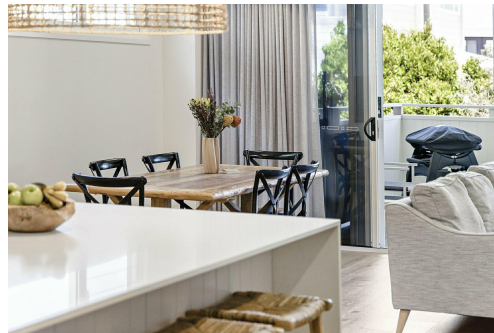
If you have any questions about this property please contact Jordan Brown on 0455 579 014.

## More About this Property

Property ID	1CDCF69
Property Type	House

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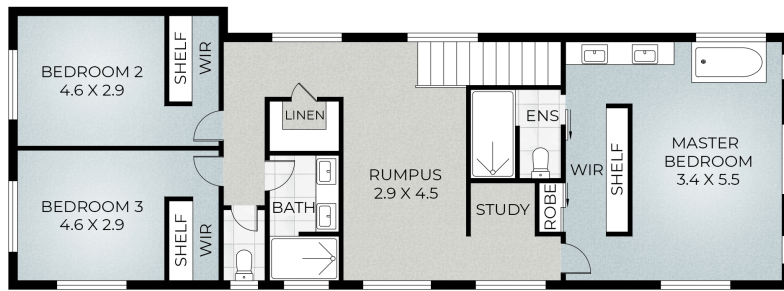
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FIRST FLOOR



GROUND FLOOR



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.

2/36 AVOCA STREET, KINGSCLIFF

Internal: 246m<sup>2</sup> | External: 27m<sup>2</sup> | Total: 273m<sup>2</sup>

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