



## Kingscliff, 22 Kingfisher Circuit

Renovated Family Home: A Perfect Blend of Modern Comfort & Timeless Elegance!

Welcome to your dream coastal abode! This beautifully renovated home boasts modern coastal tones that create a serene and inviting atmosphere.

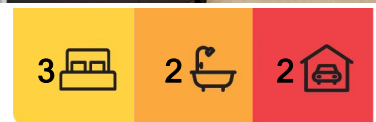
With all the hard work already done, this home is ready to move straight in and enjoy. Single level and low maintenance, perfect for young families, downsizers or the astute investor.

Step inside to discover a versatile layout bathed in natural light. The central kitchen features stunning stone countertops and a dedicated breakfast bar. The adjacent dining area seamlessly connects to the outdoors with sliding stacker doors that lead to your spacious alfresco area, the perfect setting for entertaining with family and friends.

Lush, manicured gardens provide a tranquil escape while being low maintenance, allowing



**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.



**For Sale**  
Guide \$1.6m - \$1.65m

**View**  
By Appointment

**Contact**  
**Erin Nielsen**  
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erinnielsen@ljhkingscliff.com.au  
**Amy Sanderson**  
0403 851 003  
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**LJ Hooker Kingscliff**  
(02) 6674 1000



you more time to relax and enjoy. An outdoor hot water shower adds a unique touch, perfect for rinsing off after a day at the beach.

Easy level walk to Kingscliff town center, beach and creek, this is what the relaxed coastal lifestyle is all about.

Don't miss the opportunity to make this coastal gem your own!

#### Property Features:

- Renovated through out in late 2023
- Three generous bedrooms
- Master suite complete with walk-in-robe and ensuite
- Dedicated study/ work from home office
- Air-conditioning
- Ceiling fans through out
- Large covered alfresco area
- Lush, sub-tropical gardens and low maintenance lawns
- Additional parking for van or boat

#### Where To From Here

- 1.5km to new Tweed Valley Hospital
- 2 minutes to M1 North and Southbound
- 35 minutes to Byron Bay
- 15 minutes to Gold Coast International Airport

Call Erin on 0414 259 605 or Amy 0403 851 003 to arrange your private viewing.

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 About this Property

Property ID	1CG1F69
Property Type	House

#### Erin Nielsen 0414 259 605

Sales Specialist | [erinnielsen@ljhkingscliff.com.au](mailto:erinnielsen@ljhkingscliff.com.au)

#### Amy Sanderson 0403 851 003

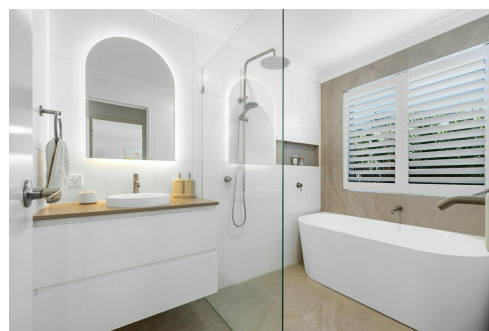
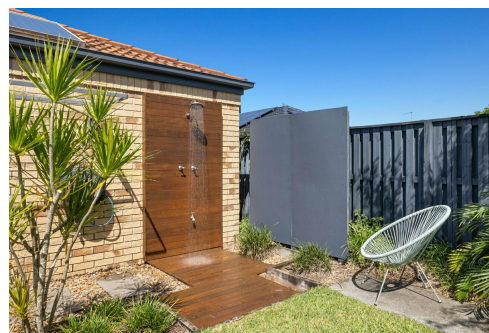
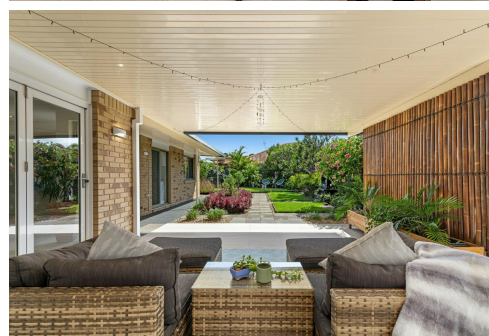
Sales Specialist | [amysanderson@ljhkingscliff.com.au](mailto:amysanderson@ljhkingscliff.com.au)

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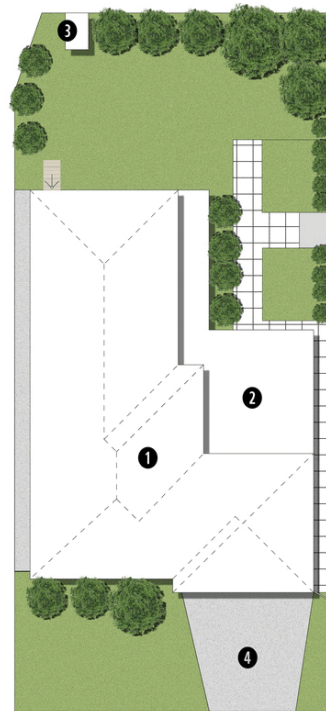


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**SITE PLAN LEGEND**

1. RESIDENCE
2. COVERED ENTERTAINING
3. SHED
4. 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

22 KINGFISHER CIRCLE, KINGSCLIFF

3   
 2   
 2   

Internal: 151 m<sup>2</sup> | External: 47 m<sup>2</sup> | Total: 198 m<sup>2</sup>