

24 Seaview Street, Kingscliff

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Proudly Sold by Erin & Amy - LJ Hooker Kingscliff

FOR SALE

Please Call

AGENTS

Erin Nielsen

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AGENCY

LJ Hooker Kingscliff

(02) 6674 1000

Erin & Amy are proud to announce the successful sale at \$3,200,000!

Elevated Living, Expansive Ocean Views & Exceptional Development Potential

Location, views and development potential on Kingscliff Hill, an unmissable opportunity offering unmatched lifestyle and unrivalled development opportunity.

THE RESIDENCE

Strategically positioned on a generous 949sqm parcel on the coveted Kingscliff Hill, only 130m to town center and beach, this substantial five bedroom residence captures sweeping ocean views with a north-easterly aspect.

Completed in 2008 and thoughtfully designed for relaxed coastal living, the home unfolds across two light-filled levels, featuring soaring ceilings and polished timber flooring throughout. Multiple living zones provide exceptional flexibility, making it ideal for growing or extended families.

Open-plan living connects seamlessly with your impressive

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 **LJ Hooker**

entertaining deck, boasting panoramic ocean views that stretch to Cook Island and beyond. A generous 10m pool further enhances the lifestyle appeal.

Freshly painted, this impressive residence delivers space, lifestyle and significant future potential. Combined with additional development opportunity, it represents a truly rare offering in one of Kingscliff's most coveted locations.

THE DEVELOPMENT OPPORTUNITY

R3 Medium Density zoned block with dual street access, this is a standout development opportunity. Secure a premium home in a blue-chip Kingscliff location, live in the existing home and add a second dwelling, or land bank for future multi-dwelling development, with strong holding income.

Development Potential:

- 949sqm site with R3 Medium Density Zoning allowing for multi-dwelling development - STCA
- Dual street access
- HOB 9m
- Live in the existing residence and subdivide for 2nd dwelling or granny flat - STCA
- Rental Income \$1,700 - \$1,850 per week

Property Features:

- North-easterly aspect offering expansive ocean and hinterland views
- 150m to town center and beachfront
- Five spacious bedrooms, 3 bath, 2 separate living areas
- Generous entertaining balcony with ocean views
- Well appointed kitchen with Smeg cooker, massive walk-in pantry
- Over height ceilings on both levels
- Stunning 10m family pool
- Expansive ocean and beach views
- Double garage with rear lane access

Opportunities of this calibre are rarely repeated, secure it now before it's gone!

Call Erin 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 DETAILS

Property ID	16DJ1D
Property Type	House
Land Area	949 m2
Including	Air Conditioning
	Pool
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Grey Water System
	Water Tank

Erin Nielsen 0414 259 605

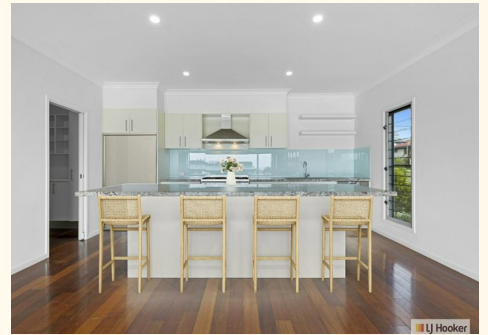
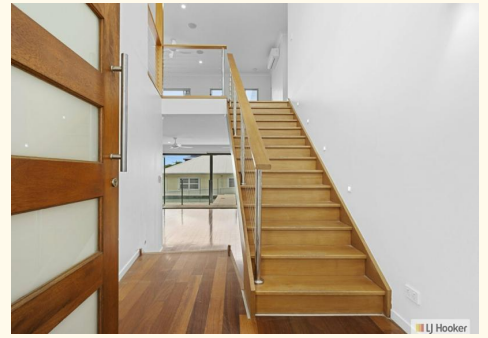
Sales Specialist | erinnielsen@ljhkingscliff.com.au

Amy Sanderson 0403 851 003

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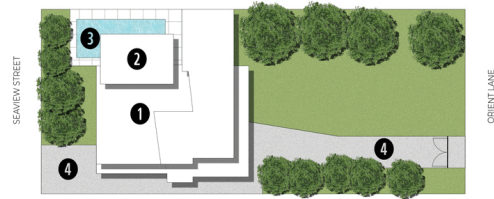
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UPPER LEVEL



SITE PLAN LEGEND

- 1. RESIDENCE AREA
- 2. COVERED AREA
- 3. POOL
- 4. DRIVEWAYS



GROUND 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

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Internal: 345 m² | External: 50 m² | Total: 395 m²