

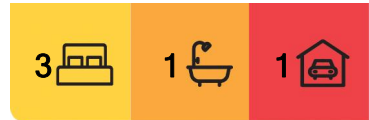


## Kingscliff, 31 Sand St

SOLD BY AMY & ERIN LJ HOOKER KINGSCLIFF

Here's How We Did It

Buyer Enquiries	62
Buyer Inspections	55
Offers	3



**For Sale**

SOLD BY AMY & ERIN LJ HOOKER  
KINGSCLIFF

**View**

[ljhooker.com.au/H9J1D](http://ljhooker.com.au/H9J1D)

Sold for \$1,250,000 prior to auction by Amy & Erin - LJ Hooker Kingscliff

Spacious 3-Bedroom Home with Endless Potential!

Forthcoming Auction early 2025, unless sold prior.

Are you on the hunt for the perfect family residence or an investment property with fantastic potential? Your search ends here! This delightful home has been cherished as a family dwelling for the past 30 years and is ready for its next chapter.



**LJ Hooker Kingscliff**  
**(02) 6674 1000**

**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.

#### Property Highlights:

- \* 3 Bedrooms, 1 Bathroom plus Powder Room Off Master,
- \* Garage
- \* Generous 750sqm Block, with side access
- \* Solar
- \* Shed
- \* Renovate Now for Immediate Value or Move In and Update Later

#### Spacious Living for Families

- \* The open-plan living area seamlessly connects to the dining space from the kitchen, perfect for family gatherings and entertaining.
- \* Step out onto the deck and enjoy the lovely seating area overlooking a generous garden with ample room for a pool (STCA).

#### Inside, you'll find:

- \* Three Large Bedrooms: The master suite is cleverly located in a separate wing, offering privacy and the potential for an easy ensuite conversion.
- \* Open Living and Dining Area: Flowing from the kitchen, creating a perfect space for family and friends.
- \* Air Conditioning

#### Ideal for Entertaining

- \* Step outside to the inviting undercover seating area adjacent to the expansive garden.
- \* This space is perfect for entertaining guests while enjoying the refreshing coastal breeze.
- \* Plus, with side access to the garden, the possibilities are endless!

#### Community

- \* Located just an 8-minute walk from the beach, this property offers more than just a home; it is a lifestyle.
- \* Embrace oceanside living with parks, ovals, and pristine beaches close by
- \* Enjoy leisurely strolls along the beachside path, with Fingal to the north and Kingscliff Creek to the south, complete with a convenient boat ramp for water activities!

#### This property is ideally located:

- \* Just a few hundred meters from a patrolled beach
- \* A short, flat stroll to local sporting fields
- \* A 5-minute bike ride to the vibrant heart of Kingscliff Village
- \* Close to popular cafes, award-winning restaurants, and entertainment options

#### Easy Access to Major Destinations

- \* M1 North and Southbound: Only 3 minutes away for easy commuting
- \* Kingscliff Mini School: 3 minute Walk
- \* Tweed River: Moments away for a spot Fishing and a Cake at Cubby Bakehouse
- \* Byron Bay: A quick 35-minute drive to this iconic destination
- \* Gold Coast International Airport: Just 15 minutes away
- \* Tweed Valley Hospital: Only 2 minutes, ideal for healthcare professionals
- \* Brisbane CBD and Airport: 80-minute distance for city enthusiasts

#### Your Next Step



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Whether you are looking for a long-term investment or a place to call home in this highly sought-after beachside village, this property should be your top priority. Kingscliff boasts a vibrant community, stunning beaches, and a relaxed lifestyle.

Contact us today for more information and to schedule a viewing!  
Reach out to Amy at 0403 851 003 or Erin at 0414 259 605.

Don't miss out on this incredible opportunity!

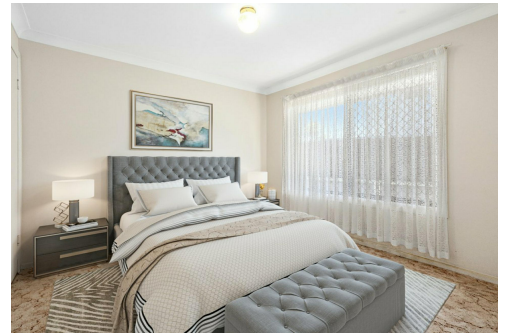
Note: Some photos have been digitally styled.  
Did NOT Experience Water Inundation in the property, during the 2022 Floods

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

<b>Property ID</b>	H9J1D
<b>Property Type</b>	House
<b>Land Area</b>	750 m2

**LJ Hooker Kingscliff (02) 6674 1000**  
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11637 |



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