







4 McPhail Avenue, Kingscliff

Proudly Sold by Erin & Amy - LJ Hooker Kingscliff

SOLD $1,425,000

29 Days on Market | 67 Buyer Enquiries | 4 Open Homes | 71 Buyer Inspections | 5 Offers

Original Coastal Charm With Endless Potential on Kingscliff Hill

Positioned in tightly held Kingscliff Hill, just 500m from the town centre and beach, this original solid brick and tile home is elevated, captures cooling summer breezes and filtered ocean glimpses, offering an enviable coastal lifestyle with huge scope to renovate or reimagine.

With separate entrances to both levels, it presents a fantastic work from home opportunity or potential dual occupancy, subject to council approval.

Upstairs boasts polished hardwood floors with a light filled living space and 3 generous bedrooms and family bathroom. The kitchen and dining area opening out to impressive private entertaining deck. With no rear neighbours, the elevated leafy outlook provides exceptional privacy and a tranquil setting for relaxed coastal living and

3 2 2

FOR SALE
Please Call

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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

entertaining.

Downstairs unlocks even greater potential, featuring a huge multipurpose room, separate toilet, laundry, double garage and two additional storage rooms PLUS a shower room and third toilet to the rear of the garage.

A rare and unique feature, the property has rear access providing room for boat or van, while the generous backyard and established gardens create the perfect private playground for the family.

Key Features:
- Coveted Kingscliff Hill position, only 500m to beach and town centre
- Original residence with huge renovation potential
- Floorplan suitable for easy dual occupancy conversion STCA
- Private entertaining deck
- Rear access for boat or van storage
- Three generous bedrooms, two with built-in robes
- Massive downstairs multipurpose room
- Downstairs toilet room large enough to convert to full bathroom
- Double garage plus two additional storage rooms
- Solid brick and tile construction
- Polished hardwood floorboards, new carpet downstairs

Whether you're looking to restore the charm of an original coastal cottage, undertake a renovation or explore the potential for additional income, this is a rare opportunity to secure a property with genuine scope to add value in one of Kingscliff's most desirable locations.

Where To From Here:
- Easy walk to Kingscliff Shopping Village - Shops, Cafes, Restaurants
- 4 minutes to M1 North and Southbound
- 35 minutes to Byron Bay
- 15 minutes to Gold Coast International Airport
- 2 minutes to new Tweed Valley Hospital
- 80 minutes to Brisbane CBD and Airport

This exceptional opportunity is being offered by Expressions of Interest, with offers closing the 19th August.

Contact Erin 0414 259 605 or Amy 0403 851 003 for further information or to arrange a 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.

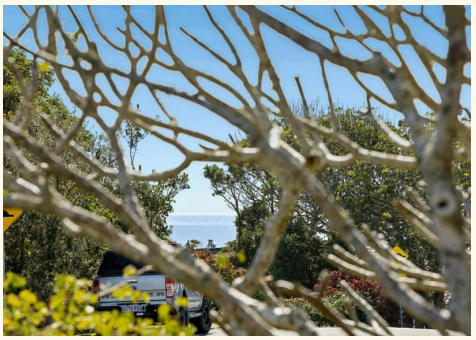
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MORE DETAILS

Property ID	1DPJ1D
Property Type	House
Land Area	563 m2
Including	Air Conditioning
	Toilets (3)
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced







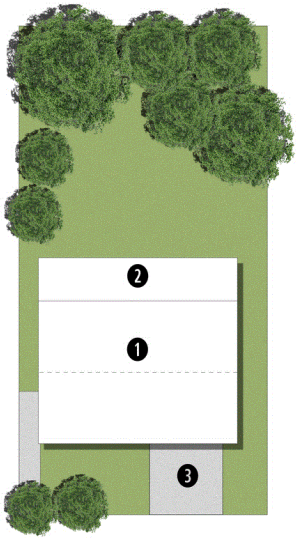




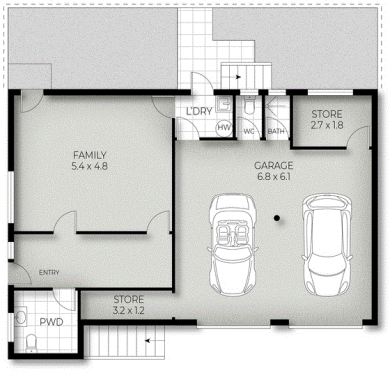
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SITE PLAN LEGEND
1. RESIDENCE
2. BALCONY
3. DRIVEWAY



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

4 MCPHAIL AVENUE, KINGSCLIFF

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Internal: 204 m² | External: 83 m² | Total: 287 m²

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