

## Kingscliff, 40 Longboard Circuit

SOLD BY LJH WITHERIFF GROUP - Proudly sold by Jordan Brown

LUXURY LIVING BY THE CREEK

HIGH YEILD INCOME OPPORTUNITY AWAITS

Welcome to 40 Longboard Circuit, Kingscliff - a stunning private retreat nestled along the serene creek pathway.

This recently upgraded residence offers a range of features tailored for comfort and leisure.

Upon arrival, you're greeted by a carefully landscaped frontage, setting the tone for the care and attention evident throughout. The double garage, equipped with a convenient drive-through space perfect for caravans and boats, this garage offers ample space for vehicles and storage, complemented by a versatile home gym or storage area.



**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.

**SOLD**

4 

2 

2 

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1C52F69](http://ljhooker.com.au/1C52F69)

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

Step inside to discover a spacious living area, thoughtfully designed for relaxation and entertainment. Downstairs, two comfortable bedrooms with built-in wardrobes share a modern bathroom, while a separate laundry provides added convenience alongside more storage options.

The heart of the home resides in the stylish kitchen, featuring new splashback accents and a premium Baumatic gas stovetop. Transition seamlessly to the outdoors through the inviting alfresco area, complete with a built in stone top bar and overlooking a large saltwater pool, ideal for hosting gatherings or unwinding after a day at the beach or creek.

Ascending to the upper level, a versatile bedroom doubles as a home office, complete with built-in storage. An additional living area offers flexibility for various lifestyle needs, while new fly screens ensure uninterrupted enjoyment of the natural surroundings.

The master bedroom presents a luxurious retreat, boasting a huge ensuite with a relaxing bath, frosted glass shower screens, and a walk-in wardrobe. Brand new air conditioning units throughout the home, including the living room and master suite, ensure year-round comfort, complemented by ceiling fans in every room.

Step out onto the balcony to soak in the tranquil ambiance and admire the peaceful surroundings, completing the perfect picture of modern living in Kingscliff.

Don't miss the opportunity to make this private oasis your own.

Contact Jordan Brown today on 0455 579 014, to arrange your private inspection.

Property features:

- 4 spacious bedrooms with built ins
- 2 Bathrooms
- Ceiling fans
- Air conditioning
- Private location
- Backs onto the Creekside bike path
- Resort size saltwater pool
- Complete recent refurbishment
- 2 downstairs bedrooms
- Two way garage & additional parking for boat/ caravan/3rd car
- Home gym/storage
- Low maintenance
- Direct access to creek
- Walking distance to beach/cafes/restaurants
- 2 living areas
- 583m<sup>2</sup> land size

Rental Appraisal - \$1500+ a week

5 MINUTES TO TWEED VALLEY HOSPITAL

15 MINUTES TO GOLD COAST AIRPORT

30 MINUTES TO BYRON BAY



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CLOSE TO BEACH, CUDGEN CREEK, SALT VILLAGE, SCHOOLS, CHILD CARE,  
PATROLLED BEACH & KINGSCLIFF AMENITIES.

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>	1C52F69
<b>Property Type</b>	House
<b>Land Area</b>	583 m <sup>2</sup>

**Jordan Brown 0455 579 014**

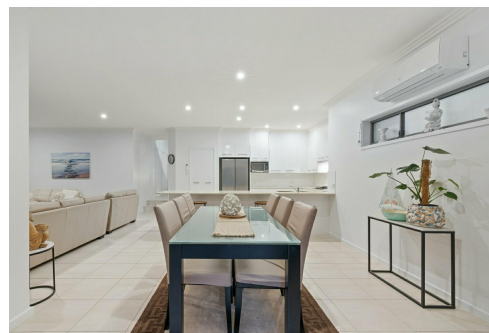
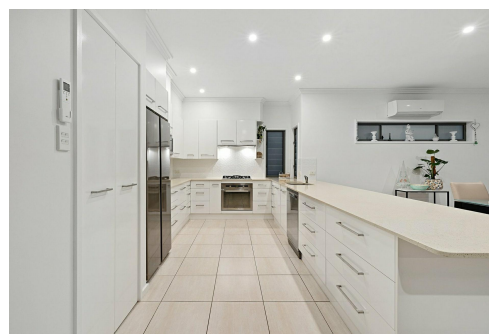
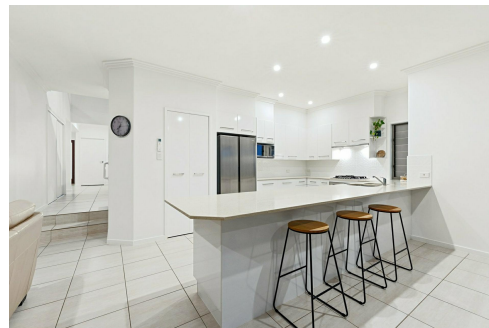
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UPPER LEVEL



GROUND LEVEL

INT: 301 m<sup>2</sup>  
 EXT: 100 m<sup>2</sup>  
 TOTAL: 401 m<sup>2</sup>



Scale in metres. 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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