

## Kingscliff, 41 Cylinders Drive

SOLD BY LJH WITHERIFF - Proudly Sold by Nick & Carol Witheriff

TIMELESS ELEGANCE ON KINGSCLIFF BEACHFRONT

MODERN MEDITERRANEAN INSPIRED COASTAL SANCTUARY

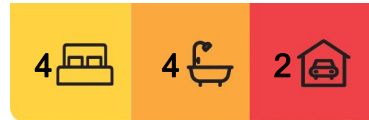
Bridging the gap between designer sophistication & practical living, this brand new, Jayson Pate designed residence is the epitome of timeless elegance.

Welcome to "NANUKU" your private oasis by the beach.

The perfect fusion of modern Mediterranean & laid-back Kingscliff luxury, commanding attention & reverence on prestigious Cylinders Drive, this outstanding home intertwines style & nature, capturing tranquil, tree-lined vistas & an immense sense of space in a secure & private beachfront position.



**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**  
Please Call

**View**  
[ljhooker.com.au/1C8BF69](http://ljhooker.com.au/1C8BF69)

**Contact**  
**Nick Witheriff**  
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**Carol Witheriff**  
0413 056 405  
carolwitherriff@ljhkingscliff.com.au

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

Poised on a rare quarter acre piece of Kingscliff beachfront land & infused with understated glamour, this contemporary masterpiece delivers elevated sophistication to the Tweed Coast region.

Kingscliff Beach is at your rear gate & the local cafes, restaurants & retail shops in Seaside or Salt Village are a short stroll away. This is timeless, relaxed Kingscliff Beachfront living at its finest!!

Inspired by contemporary Mediterranean architecture with a superior construction & design excellence, "NANUKU" effortlessly counterbalances luxury with comfort. The opulence is evident from the custom New Guinea Rosewood entry door to the manicured rear gardens.

An inviting front courtyard is bordered by olive trees & sets the elegant, European tone to welcome you into the home. Delivering a very versatile layout with 3-metre heightened ceilings, burnished concrete flooring, a crisp white colour palette & very generous spaces throughout, NANUKU is a celebration of individuality & architectural creativity. A second master suite & two other ensuited bedrooms downstairs enjoy ducted air conditioning, ceiling fans, NZ wool carpets, generous built-in robes & stunning brushed nickel tapware in each private ensuite. The second living room, cinema, or home office, with separate access off the entry, is a practical space to use as you wish.

Central to the living space is the stunning kitchen with custom timber cabinetry, a 900mm wide Smeg oven & cooktop, 60mm Cloudburst stone island bench with double waterfall ends & copious storage cupboards, to make entertaining a joy. A gas fireplace in the adjoining lounge room creates a cosy ambiance to enjoy a wine with friends on those cooler winter nights.

One of the many features of this striking home is the outdoor alfresco dining room. A purpose-built space for harmonious indoor-outdoor, relaxed living. Entertain from your built-in barbeque, wine fridge & wet bar for your weekend catch ups with family & friends. Discreet bi-folding glass doors connect to both the 16-metre long, heated lap pool & the ocean front yard, allowing the outdoors in & providing a useable space for all weather conditions. The Mediterranean inspired courtyard is open to the sky, providing an outdoor dining space surrounded by olive trees, to transport you to another era in Italy or Greece.

An additional powder room, mudroom, huge laundry & built-in home office offer versatility in design to complete the downstairs layout.

Mention must be made of the tranquil master bedroom, on the upper level, which overlooks the dunal greenspace of Kingscliff Beach. Curtains billow in the breeze, soft NZ wool carpets feel cosy underfoot, as you enter your own private master suite. This is a luxurious & very spacious sanctuary for you to relax in & enjoy some down time. The huge double walk-in robes have discreet timber cabinetry to store your personal items out of sight. You will also love the opulence of your gorgeous ensuite, with double vanities, brushed nickel tapware, double shower heads & feature free-standing bath.

An adjoining parent's retreat is a third living space to the home, specifically designed as a separated relaxation zone away from the main living areas downstairs. Here you can close off the world by remote block-out blinds & enjoy a movie night at home. Alternatively, you



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can sit & read a book, or do some office work in your own quiet time.

Exuding calm serenity, warmth & an abundance of natural light, "NANUKU" has evolved from the thoughtfully considered planning of these meticulous owners & their award-winning designer, to embody the undeniable essence of mid-century modern style & contemporary elegance. With the gentle sounds of the ocean to expel a tranquil, coastal ambiance, this highly appointed home is a showstopper that must be viewed to appreciate.

PLEASE CALL NICK WITHERIFF on 0405 618 477 or CAROL WITHERIFF ON 0413 056 405 TO ARRANGE YOUR PRIVATE VIEWING TODAY.

**PROPERTY HIGHLIGHTS:**

Feature New Guinea rosewood pivot front door  
Front doorbell and camera (app based)  
Masonry block construction  
Suspended slab ceiling to upper level  
Burnished concrete flooring to living areas  
Stone feature walls (Eco Outdoors)  
3m ceilings  
Travertine tiling in courtyard and pool areas (Eco Outdoors)  
Aluminium screens throughout in house colour  
Blairgowrie wool carpets  
Commercial grade sliding doors & windows throughout  
Eglo ceiling fans incl covered courtyard  
Safe in master bedroom robe  
Lockable door to upstairs master suite  
Element gas fireplace in lounge room  
Ducted air conditioning (2 systems)  
Alfresco kitchen with stainless steel BBQ, sink & cabinetry  
Gas hot water  
Termimesh system  
Arlo security system - 6 cameras (phone app)  
Tesla Powerwall 2 battery 13.5kw capacity  
13.32kw9 36 Solar panels & 10kw Fronius Symo converter (phone app)  
3 Phase power  
Generous double garage & epoxy flooring, high ceilings, EV charge and workshop  
Cobblestone driveway & entrance pathway  
Outdoor enclosed shower with hot and cold water  
16 metre x 2 metre heated magnesium lap pool  
Under garage rainwater tank (20,000 litres connected to toilets, washing machine & external taps)  
Auto irrigation system (phone app)  
Mature gardens with feature olive trees  
1012 sqm land on sought after Kingscliff Beachfront

5 MINUTES TO TWEED VALLEY HOSPITAL

15 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT

30 MINUTES TO BYRON BAY

CLOSE TO CAFES, SHOPS, RESTAURANTS, SCHOOLS, MEDICAL, SALT VILLAGE, COLES SHOPPING VILLAGE & KINGSCLIFF AMENITIES.



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## More About this Property

<b>Property ID</b>	1C8BF69
<b>Property Type</b>	House
<b>Land Area</b>	1012 m <sup>2</sup>

**Nick Witheriff 0405 618 477**

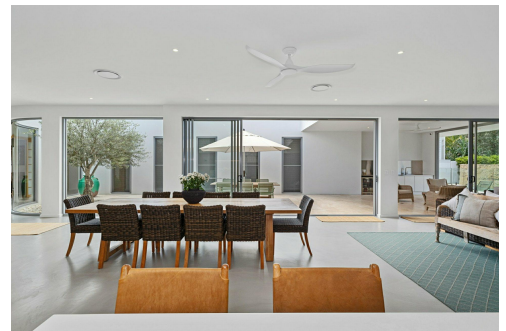
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**Carol Witheriff 0413 056 405**

Co-Founder/Associate Director of Sales | [carolwitheriff@ljkingscliff.com.au](mailto:carolwitheriff@ljkingscliff.com.au)

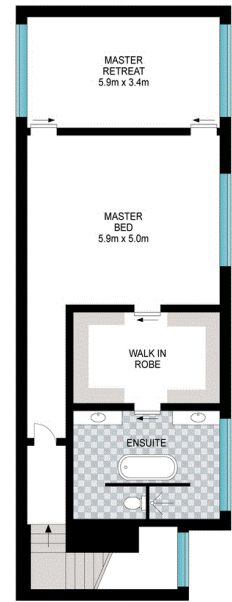
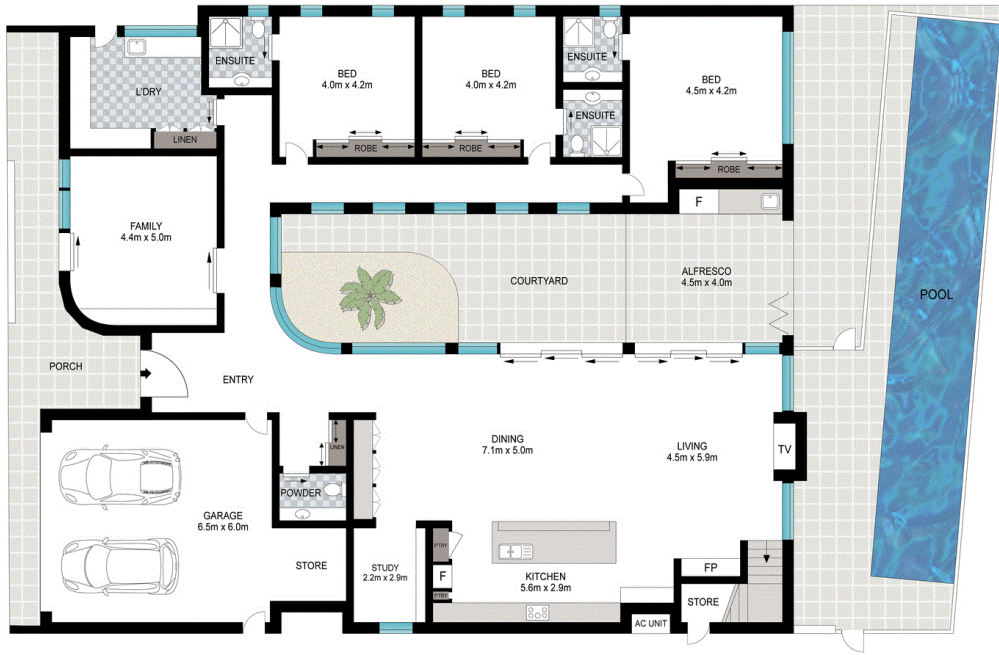
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT: 446 m<sup>2</sup>  
 EXT: 134 m<sup>2</sup>  
 TOTAL: 580 m<sup>2</sup>



41 Cylinders Drive, Kingscliff

witheriff group. by ljh