



Kingscliff, 58 Sutherland Street

SOLD BY LJH WITHERIFF – Proudly Sold by Brian & Denise Dangerfield

RARE R3 ZONING, ENTICING INCOME EARNER

Develop, land bank or value add – here is your chance to own a piece of Kingscliff.

Nestled in a vibrant coastal hub that delivers an enviable lifestyle, it is easy to see why the current home owners built this abode and have lived the coastal life of their dreams for the past 50 years.

One epic feature of this home is the sensational views across Cudgen Creek and out to the ocean beyond. Set in a tightly held enclave of Kingscliff Hill, this boutique offering puts you just footsteps from excitement and every necessary



For Sale

Please Call

View

ljhooker.com.au/1BUFF69

Contact

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LJ Hooker Kingscliff
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amenity.

Enjoy a stream of rental opportunities, or utilise the 13.6m height limit within the R3 zoning to enhance and further capitalise this Kingscliff hotspot location. With future development underway in surrounding properties, now is your chance to get your footprint in Kingscliff Hill.

Offering 4 unique apartments on one title.

Permanent Rental Estimates

Units - 2 x 1 bed 1 bath \$480 - \$550 per unit = total \$960 - \$1,100 per week.

Units - 2 x 2 bed 1 bath \$580 - \$650 per unit = total \$1,160 - \$1,300 per week

*Total weekly rental range for the 4 units combined is \$2,120 - \$2,400 per week.

Holiday rental rate:

Peak Season: \$6,500 per week

Event Season: \$4,600 per week

Holiday Season: \$3,000 per week

Off Season: \$2,500 per week

2 Night Stays: \$1,750

*denotes subject to change depending on the current market conditions at the time of leasing.

A location to love, leave the car at home and stroll easily into town where a vibrant cafe and restaurant scene is ready to tempt your tastebuds, or get your fix of sand or sea with the Cudgen Creek and Kingscliff Beaches at your disposal.

This is one you do not want to miss.

WALK TO COLES SHOPPING CENTRE

WALK TO TWEED VALLEY HOSPITAL

WALK TO SCHOOL

15 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT

30 MINUTES TO BYRON BAY

CLOSE TO BEACH, CAFES, SHOPS, RESTAURANTS, SALT VILLAGE & KINGSCLIFF

TOWNSHIP

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



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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

Property ID 1BUFF69

Property Type House

Land Area 626 m²

Brian Dangerfield

Associate Director (Sales) | dangerfields@ljhookerscliff.com.au

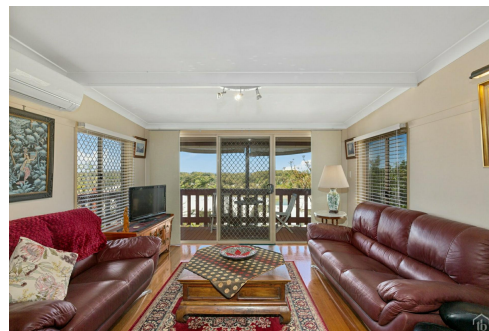
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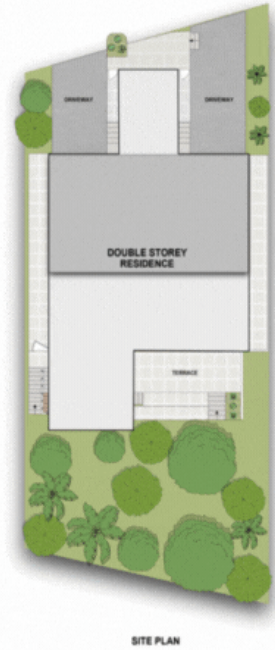
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LOWER FLOOR



GROUND FLOOR



SITE PLAN

INT: 287 m²
EXT: 80 m²

