



64 Sand Street, Kingscliff

Renovation Opportunity - Exceptional Potential in Prime Beachside Location

Make no mistake, this is a renovation project, not just a cosmetic refresh, presenting an outstanding opportunity to add significant value.

Positioned just 550m from the beach on a generous 710sqm block, this solid 1980s double brick and tile home offers outstanding bones, a flexible floorplan, and endless potential to create the ultimate coastal retreat. A versatile layout also presents exciting dual living potential (STCA).

KEY FEATURES

- Generous 710sqm block
- 550m to the beach
- Dual-living potential STCA
- Built 1982 - Solid double brick & tile construction
- Kitchen & bathroom previously modernised
- Side lane double gate access PLUS front double gates for van or boat
- Massive 55sqm council approved shed - ideal workshop,

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FOR SALE

\$1.49m - Dual Occupancy Potential

VIEW

By Appointment

AGENTS

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



- tradies/builders equipment
- Large 12 panel solar system
- Surrounded by nature reserve with only one direct neighbouring home

UPPER LEVEL

- 2 bedrooms upstairs, easily converted back to original 3 beds
- Family bathroom
- Spacious open-plan living
- Massive entertaining deck with private leafy outlook

LOWER LEVEL

- Large multi-purpose space offers huge renovation potential
- Plumbing in place from previous kitchenette and bathroom
- Opportunity for dual living/guest accommodation (STCA)
- Oversized double garage with drive-through roller door access
- Laundry

This truly is a rare opportunity in a tightly held beachside pocket, renovate, reimagine and unlock this home's incredible potential.

Contact us for further information or to arrange your private viewing.
Erin 0414 259 605 | Amy 0403 851 003

NB. Some balcony palings are missing, not suitable for young children to attend inspection. Children must be supervised at all times.

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 DETAILS

Property ID	1BZJ1D
Property Type	House
Land Area	710 m2
Including	Balcony
	Built-in-Robes
	Secure Parking
	Solar Panels

Erin Nielsen 0414 259 605

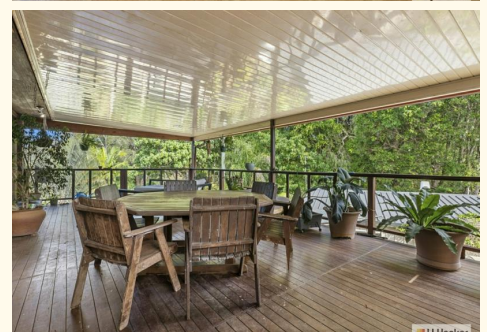
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Plans are indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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Internal: 236 m² | External: 82 m² | Total: 318 m²