



64 Sand Street, Kingscliff

Solid Family Home with Dual Living Potential

Inspection times are AEDST (Daylight Saving Time)

Offered to the market after more than four decades in the same family, this substantial family home presents an exciting opportunity to renovate, reimagine and unlock its full potential.

Built in 1982 with solid brick and tile construction, the home occupies a generous 710sqm block, just 550m from the beach. Surrounded by nature with just one direct neighbouring home, the property enjoys a wonderfully private, leafy setting that's increasingly hard to find.

Flexible two-level floorplan, excellent additional vehicle/van access and potential for dual occupancy (STCA), there's plenty here to inspire buyers looking for space, versatility and the opportunity to add significant value.

PROPERTY HIGHLIGHTS

- Generous 710sqm block, just 550m to the beach
- Solid brick and tile construction
- Flexible two-level layout with dual living potential (STCA)
- Previously modernised kitchen and main bathroom

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FOR SALE

\$1.49m - Dual Occupancy Potential

VIEW

Sat 31st Oct @ 11:00AM - 11:30AM

AGENTS

Erin Nielsen
0414 259 605
erinnielsen@ljhkingscliff.com.au

Amy Sanderson
0403 851 003
amysanderson@ljhkingscliff.com.au

AGENCY

LJ Hooker Kingscliff
(02) 6674 1000

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



- Massive 55sqm council approved shed – ideal for tradies, workshop or storage
- Double gate access from both the side lane and front of the property- ideal for boats, caravans or additional vehicles
- Large 12 panel solar system
- Private, leafy setting surrounded by nature reserve with only one direct neighbouring home

UPPER LEVEL – COMFORTABLE FAMILY LIVING

- Spacious open-plan kitchen, living and dining flooded with natural light
- Three bedrooms
- Family bathroom
- Expansive entertaining deck with private, leafy surrounds

LOWER LEVEL – UNLOCK THE POTENTIAL

- Previously configured with two bedrooms, open-plan living, kitchenette and bathroom, currently a blank canvas with exciting potential to reinstate for dual living (STCA)
- Oversized double garage with drive-through roller door access
- Separate laundry area

Move in now and renovate over time or explore the exciting possibilities for dual living.

The foundations are here and the future is yours to create!

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

Important Inspection Notice: Some balcony balustrade palings are missing. Children must be closely 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

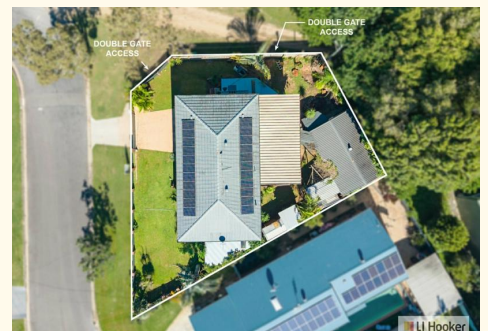
Sales Specialist | erinnielsen@ljhkingscliff.com.au

Amy Sanderson 0403 851 003

Sales Specialist | amysanderson@ljhkingscliff.com.au

LJ Hooker Kingscliff (02) 6674 1000

Shop 4, 106 Marine Parade, KINGSClIFF NSW 2487
kingscliff.ljhooker.com.au | office@ljhkingscliff.com.au



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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