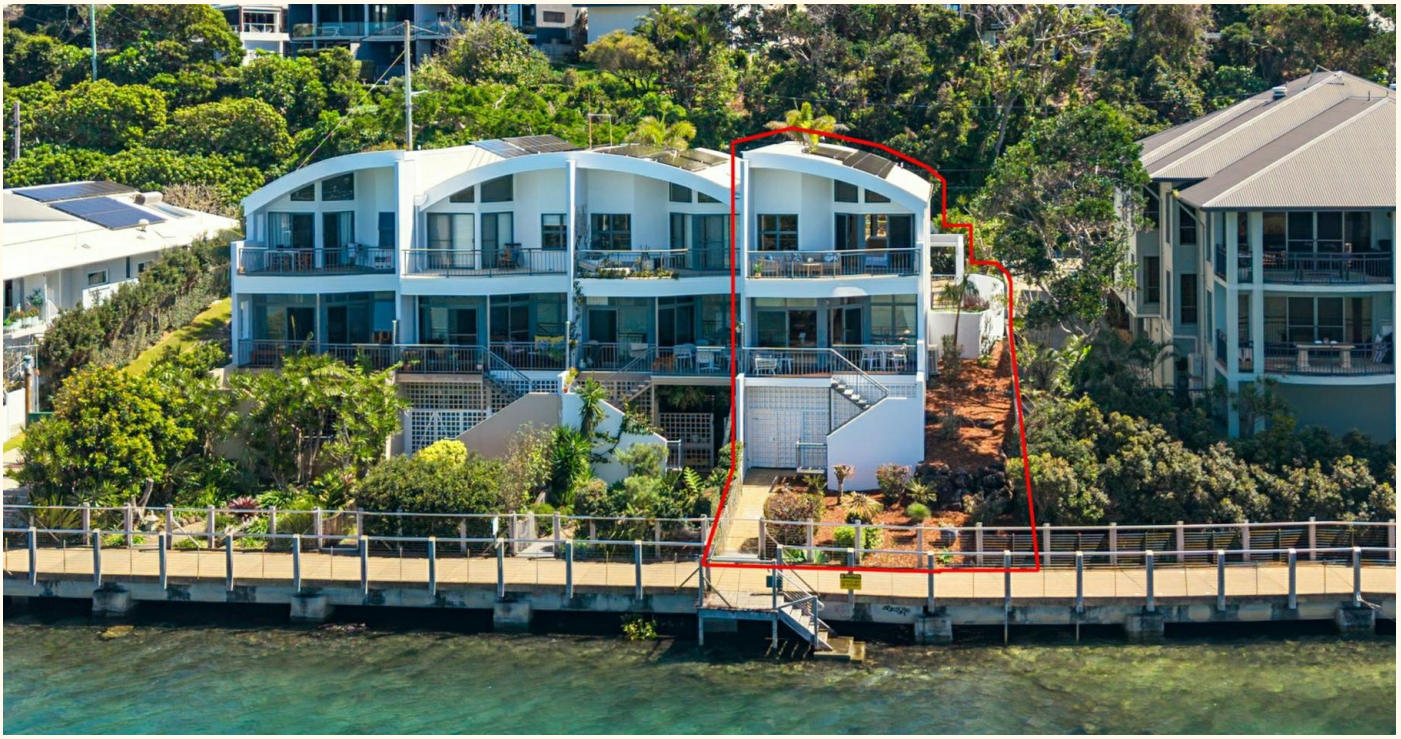

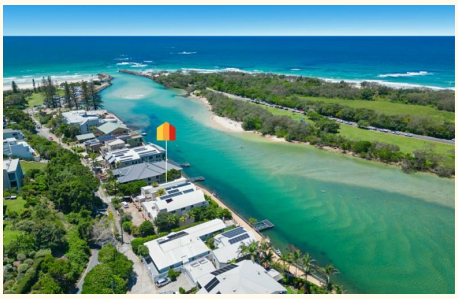

4/22 Moss Street, Kingscliff

Absolute Waterfront Living – Uninterrupted Views, Unrivalled Lifestyle

All advertised times are in AEDST (Australian Eastern Daylight Saving Time)

There are locations in Kingscliff that are impossible to replicate and this is undoubtedly one of them.

Positioned on the northern end of a boutique complex of just four exclusive residences, this three-bedroom waterfront home enjoys uninterrupted views across the sparkling waters of Cudgen Creek, direct access to the boardwalk and an enviable lifestyle where swimming, fishing, snorkelling and morning walks are quite literally at your doorstep.

Refreshed and ready to enjoy now, the property also presents exciting potential to renovate further, personalise and add value in one of Kingscliff's most tightly held waterfront pockets.

Waterfront Living, Front and Centre
Designed to make the most of its elevated position, the kitchen, dining

3 2 2

FOR SALE
Guide: $2,750,000

VIEW
Sat 31st Oct @ 12:00PM - 12:30PM

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

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

AGENCY
LJ Hooker Kingscliff
(02) 6674 1000

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.

and living areas capture beautiful water views and abundant natural light, while the living space flows directly onto a creekfront terrace.

Step outside and down to the courtyard and boardwalk, and Cudgen Creek becomes an extension of your backyard.
The north-easterly orientation brings sunshine and coastal breezes into the home, while multiple terraces provide plenty of places to relax and take in the outlook.

Freshly Updated with More Potential to Unlock
Recent improvements including polished timber floorboards, new carpet, fresh paint (inside and out), new blinds and curtains, plus an epoxy-finished garage floor mean much of the work has already been done.

Move straight in and enjoy it exactly as it is or take advantage of the property's underlying potential and create something truly special.
The generous under-house storage is another standout, offering excellent space for boards, kayaks and lifestyle equipment, with similar properties demonstrating the possibilities this area may offer for further enhancement, subject to the relevant approvals.

What you will Love:
- Absolute creekfront position with uninterrupted Cudgen Creek views
- Northern position within a boutique complex of only four
- Three bedrooms with built-in wardrobes and ceiling fans
- Master suite with ensuite, air conditioning, private terrace and spectacular creek views
- Elevated kitchen, dining and living spaces designed to maximise the outlook
- Three terraces plus side and creekfront courtyard
- Direct access to the creek and waterfront boardwalk
- Newly polished timber flooring, new carpet and fresh interior paint
- New blinds and curtains
- Air conditioning and ceiling fans
- Full-size laundry with powder room
- Atrium
- Excellent internal and under-house storage
- Outdoor Shower
- Secure garage with epoxy flooring and undercover access
- Solar
- Pet-friendly
- Boutique block of 4
- Opportunity to renovate, personalise and add further value

A Kingscliff Lifestyle That's Hard to Beat
Start the morning with a swim in the creek, launch the paddleboard or kayak from home, wander along the waterfront boardwalk or walk into Kingscliff for coffee, dinner or a day at the beach.

Cudgen Headland Surf Life Saving Club, Kingscliff Shopping Village, Woolworths, caf&aecute;s and restaurants are all just minutes away, while Tweed Valley Hospital, the M1 and Gold Coast Airport are within easy reach.

Whether you're searching for a permanent waterfront home, an easy coastal downsizer, holiday retreat or investment with future upside, opportunities along Moss Street are tightly held for good reason.
This is waterfront living with the location already secured and the potential still yours to unlock.

Don't miss your chance to make this lifestyle yours – contact Amy Sanderson on 0403 851 003 or Erin Nielsen on 0414 259 605 to arrange your private viewing today!

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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	1EYJ1D
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Courtyard
	Balcony
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels

Amy Sanderson 0403 851 003
Sales Specialist | amysanderson@ljhkingscliff.com.au
Erin Nielsen 0414 259 605
Sales Specialist | erinnielsen@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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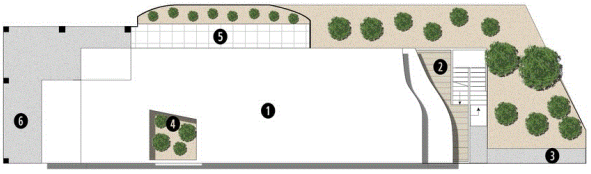
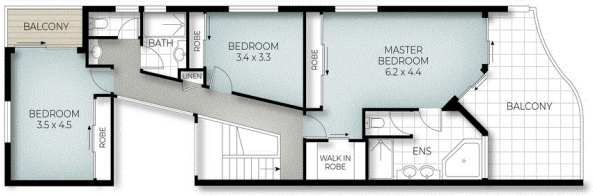
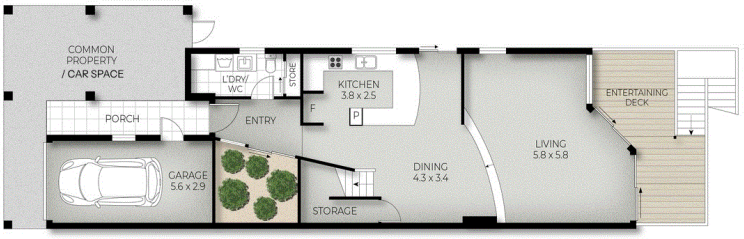
LJ Hooker



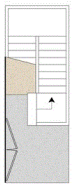
SITE PLAN LEGEND
1. RESIDENCE
2. DECK
3. ACCESS TO BOARDWALK & CREEK
4. ATRIUM
5. EXCLUSIVE COURTYARD
6. DRIVEWAY



UPPER LEVEL



GROUND LEVEL



LOWER LEVEL

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

4/22 MOSS STREET, KINGSCLIFF

3 | 2 | 2

Internal: 213 m² | External: 50 m² | Total: 263 m²

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