

## Kingscliff, 2/3 Boomerang Street

Steps to the Sand: Centrally located Townhouse

\*\*\*All opens are AEDST\*\*\*

Offers Close: Wednesday 23rd April, 2025 at 12pm, unless sold prior

Welcome to your new oasis at 2/3 Boomerang Street, Kingscliff! This neat and tidy townhouse is a perfect blend of comfort and convenience, nestled just a stone's throw from the beach and vibrant local amenities.

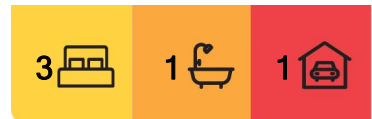
What you will love:

This charming townhouse boasts impressive features that will have you living your best beach life:

- Location, Location, Location: Just 140m to the beach and Cudgen Surf Club, and boutique shopping and dining. 200m to Kingscliff Shopping Village
- Spacious Living: Enjoy a spacious living room with a dedicated dining area, with vinyl



**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**

Offers Close: 23rd April

**View**

Sat 5th Apr @ 12:00PM - 12:30PM

**Contact**

**Amy Sanderson**

0403 851 003

amysanderson@ljhkingscliff.com.au

**Erin Nielsen**

0414 259 605

erinnielsen@ljhkingscliff.com.au

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

planks for low maintenance living.

- Kitchen: Recently renovated. Great layout, including the addition of a butlers pantry perfect for whipping up meals after a day in the sun.
- Laundry (combined in butlers pantry) and powder room
- Comfortable Bedrooms: Main bedroom with direct bathroom access and private balcony; plus two well-sized bedrooms one with access to a second private balcony all with built in robes.
- Add immediate value with a bathroom renovation (or move in now and update later)
- Climate Control: Ducted and zoned air- conditioning throughout for year- round comfort.
- Outdoor Space: Fenced, covered, easy- care private courtyard - perfect for a morning coffee or evening BBQ.
- Convenient Extras: Separate toilets on both levels, ample storage, crimsafe, shutters through out.
- Parking: 2 (lock and up garage and parking space) access via Pearl Lane

Love the Location:

Kingscliff is not just a place to live; it's a lifestyle! Here is what awaits you:

- Beach Bliss: 140m flat walk.
- Cafes & Restaurants: A quick stroll gets you to a plethora of dining options.
- Shopping & Amenities: Only 180m to Kingscliff Village Shopping Centre.
- Nature Retreat: 600m to Cudgen Creek for tranquil walks.

Easy Commute: 3 mins to M1 (North & South), 15 mins to Gold Coast International Airport.

This property is perfect for professionals, young families, downsizers, holidaymakers, and investors. Move in now or seize the opportunity to renovate and add immediate value!

Do Not Miss Out! With a lifestyle that is hard to resist and a location that is second to none, this property will not last long!

For further information or to arrange a viewing, please contact:

Amy Sanderson: 0403 851 003 or Erin Nielsen: 0414 259 605

Dive into the Kingscliff lifestyle 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.



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## More About this Property

**Property ID** 1CG3F69

**Property Type** Unit

**Amy Sanderson 0403 851 003**

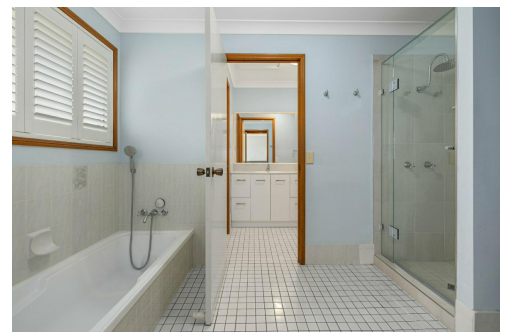
Sales Specialist | [amysanderson@ljhkingscliff.com.au](mailto:amysanderson@ljhkingscliff.com.au)

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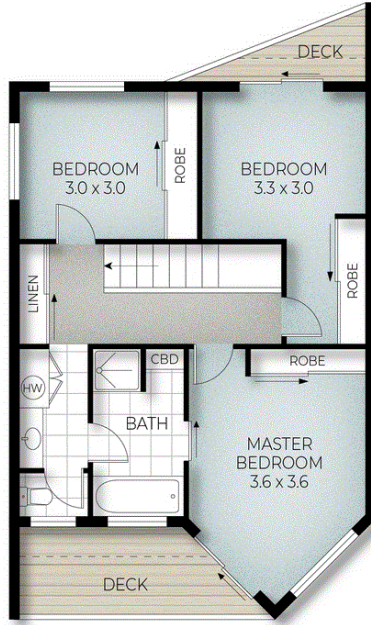
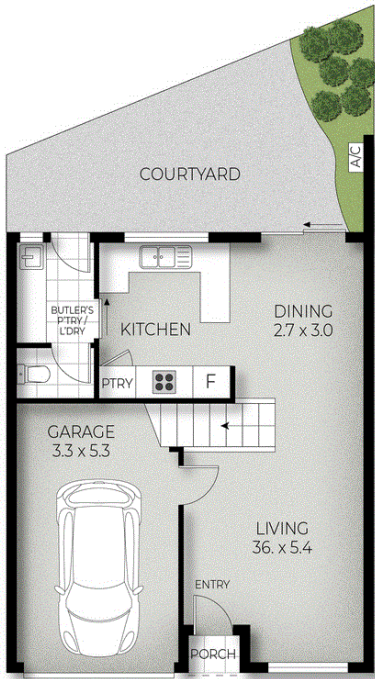
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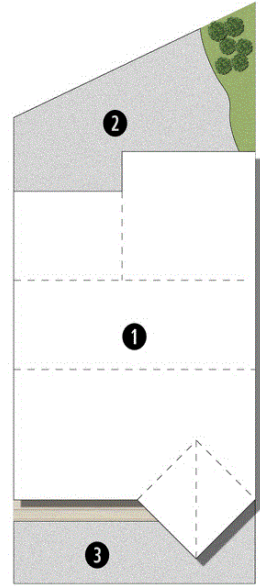
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SITE PLAN LEGEND

- 1. RESIDENCE
- 2. COURTYARD
- 3. DRIVEWAY



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

2/3 BOOMERANG STREET, KINGSCLIFF

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  1    
  1  
 Internal: 135 m<sup>2</sup> | External: 12 m<sup>2</sup> | Total: 147 m<sup>2</sup>

