

Sold



59/34 Monarch Drive, Kingscliff, NSW



## A Great Home to Downsize Too

A great opportunity presents itself to live in our over 50's "Pet Friendly" lifestyle community. This is much more than just a place to live, it's a way of life. We have a strong commitment to providing our residents with a high quality lifestyle by providing great recreational and sports facilities. These include 2 Swimming pools, Spa, Bowling Green, Tennis court and 3 active clubhouses all within a short walk from your doorstep.

Are you ready to downsize from the family home to a secure and well-established community, then this home is the one!

This well maintained 2 bedroom home features a walk-in robe in the main bedroom, air conditioning and pull down external blinds over the side window and double glass door providing shade from the summer morning sun. The second bedroom with a built in robe, has a good sized office/sewing nook attached also with air-conditioning.

The 2pac modern kitchen with breakfast bar has a built-in new Westinghouse fan-forced oven/grill, ceramic cook-top, plenty of

 2  1  2

Price SOLD  
Property ID 102415

### Lifestyle Community Details

Noble Lakeside Park

### Sales Representative Details

Noble Lakeside Park  
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storage space including a large pantry and power points for all the appliances as well as being complimented with Brazilian granite bench-tops and skylight.

The open plan tiled living/dining area opens onto an enclosed front verandah with an insulated ceiling, tiled floor and vertical blinds making this area an ideal spot for breakfast. Alternatively in summer there is a roofed BBQ area off the rear of the garage which is perfect for an afternoon drink and with ample lighting a great night-time entertaining area. Pull down shades give a degree of shelter from the rain and sun.

The 3-way tiled bathroom comprises of a separate shower room with frosted glass shower door and heater, separate toilet plus a dressing area with a large vanity unit with natural light being provided by a skylight.

The detached double garage with automatic roller door is a feature of this home with ample room for 2 cars and plenty of shelving for storage. The ceiling, with a man-hole, gives access to more storage area, you can never have too much storage! The floor is coated with a special coating to contain the likes of oil spills or anything else life has to throw at it.

A second enclosed toilet is located in one corner of the garage as well as the laundry, hot water tank and a small work bench.

The yard is fully fenced with a side and front gate. A paved path on one side of the home allows for easy access to the backyard. There are three external power points and external lights providing good coverage to two sides and rear of the home.

This energy efficient home with ceiling fans throughout also has 2 air conditioning units which have recently been replaced as well as 21 solar panels giving a total of 4.5kw capacity with a separate hot water system which is run from two extra panels. The solar hot water system has recently been serviced with the pump being replaced as well as the sensors to the solar panels. Large energy bills are a thing of the past.

Three minutes to Kingscliff Town Centre, ten minutes' drive North to Tweed Heads and South to Cabarita Beach. With an eye to the future the new Tweed state of the art hospital is located a hop, step and a jump away making your new home at Noble Lakeside the ideal location.

This home is ready to move into and be enjoyed. Phone now to inspect!

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