



## 22 McPhail Avenue Kingscliff NSW

4 2 2

Imagine living in a coastal home that embodies the spirit of laid-back living. Sitting high on the prestigious Kingscliff hill, 22 McPhail Avenue is the perfect balance of style, simplicity and beachside bliss.

The white weatherboard façade and tropical gardens create a warm welcome to this bright and breezy home. Step into the spacious ground-floor foyer, which flows seamlessly into two bedrooms, downstairs bathroom, a rumpus room and out onto a covered patio area.

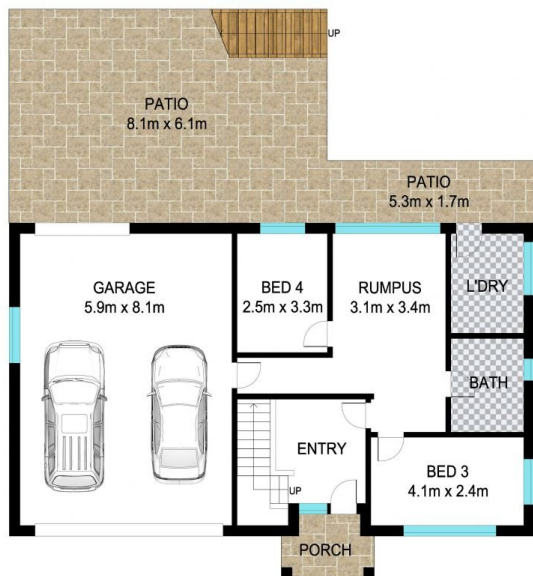
The home's second level is an entertainer's paradise, offering an open plan dining and living area. Plantation shutters and timber floors throughout create a warm holiday ambience, while the raked ceilings invite year-round sun-drenched days. The modern kitchen is truly exceptional for simple dinners and elaborate gatherings alike. The space is enhanced with quality stainless-steel appliances, a butler's pantry and a large stone island bench.

Spill out from this free-flowing area and onto the spacious timber deck. The covered area overlooks the level garden

**Land Size** : 613 sqm  
**View** : <https://www.lsproperties.com.au/sale/nsw/northern-rivers/kingscliff/residential/house/6550137>



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GROUND FLOOR



UPPER FLOOR



Scale in meters. 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.

INT: 213 m<sup>2</sup>  
EXT: 112 m<sup>2</sup>



22 McPhail Avenue, Kingscliff