

Sold



123 Bland Street, Kiama



### Classic Country Garden Manor

Sometimes you can fall in love with a house because of one single thing. In this home, it could be the North-facing sunroom with ocean views, a garden reminiscent of the Chelsea Garden show or the intricate stained glass lead lights which grace every room. This impeccable home will make it hard to narrow it down to one single point, when the list of wonderful features is so long.

Embracing the grandeur of an English-style home, coast and country harmoniously combine to create the ultimate lifestyle property. Situated on a large flat 1546m<sup>2</sup> block, bounded by stunning, established, award-winning gardens, this highly desirable single-level home is located along a private driveway on the ridge between Kiama and the lush pastures of Jamberoo.

A wrap around veranda provides the perfect place for an afternoon cup of tea while basking in the sun, admiring the picturesque gardens.

Inside the home, you will admire the ornate cornices, 9ft ceilings and Cyprus Pine timber floors, which open the home up to its stunning

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Price	SOLD
Property Type	Residential
Property ID	191
Land Area	1,548 m <sup>2</sup>

#### Agent Details

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#### Office Details

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surrounds. The floor plan is spacious and flexible, flowing seamlessly through generous living areas to the private sleeping quarters. The large main bedroom overlooks the stunning gardens with his and hers robes and a generous ensuite.

Afternoon soirees are a must, entertaining guests in the large sunlight indoor/outdoor areas, whilst you prepare a culinary feast in a gourmet Tassie Oak Kitchen with quality appliances. Otherwise, make the most of the great outdoors and enjoy a seafood BBQ in the charming alfresco area. Your guests will admire the prize-winning garden boasting Lilly Pilly hedges, Hydrangea, Magnolias and a stunning array of camellias. The fully fenced, flat backyard is like a secret garden of hidden nooks and sanctuaries to ponder the beauty of nature.

Located a short 5 minute drive from the heart of the Kiama township, the property is moments away from cosmopolitan attractions, award winning restaurants, Farmer's Markets and some of the best shopping the South Coast has to offer.

Fully screened sunroom  
Immaculately presented inside and out  
Granny flat/home office/artists studio  
Potential to enhance the floor space  
Off-street parking for boat and a caravan  
Award winning garden 2016  
Ducted reverse cycle AC  
Gas heating  
Solar hot water  
4,000L tank water  
NBN and bottle gas

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