

Sold



45 Merrick Circuit, Kiama



### Masterful living and unmatched views

As the allure of Kiama's idyllic setting only gets stronger, nowhere captures the location and lifestyle more than 45 Merrick Circuit. Built in 2019 and making superb use of stunning views across rolling green hills, this commanding double storey 4-bedroom home will impress on every level.

Sitting high on a corner block with a striking mix of brick and Colourbond cladding, this modern residence showcases native and exotic landscaping, making full use of the slope to cleverly provide accessible access to both levels. A large double garage occupies much of the lower level, while the main entrance invites you up the timber staircase to emerge in the centre of the vast open plan living area.

You've arrived – the absolute heart of this home, with large porcelain tiles underfoot and a soaring butterfly raked ceiling above, rising to great heights in each direction. The dining area and lounge both step effortlessly out to a covered entertaining area via stacker doors. Here, under the gentle breeze of the ceiling fan, you'll enjoy uninterrupted views towards Jamberoo and the mountains – the

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Price	SOLD
Property Type	Residential
Property ID	327
Land Area	688 m2
Floor Area	306.57 m2

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ultimate afternoon and sunset spot to relax or entertain.

Back inside, large windows provide equally impressive views in the lounge as you settle in front of the gas fireplace. Or take it all in from the cascading stone island bench in a fully equipped kitchen loaded with quality appliances, gas cooking, soft-close cabinetry and butler's pantry.

Two bedrooms, a main bathroom (with gorgeous freestanding black tub) and spacious laundry all feature on the way out to your private, bamboo-fringed Merbau deck and garden – ideal for catching all-day sun. An impressive swim spa and awning add to resort-style feel of this space, directly accessed from the master bedroom, which also includes walk-in wardrobe and luxe ensuite with oversized rain shower.

Meanwhile, the fourth bedroom and ensuite are located downstairs, separately accessed as a guest suite and designed with potential to add a kitchen/lounge in the current storage room. An excellent option for visitors or as a holiday rental.

With its quality choice of materials, ample storage and ducted reverse cycle air-conditioning throughout, this is a home that puts comfort first. And you'll certainly be comfortable with the lifestyle on offer – a cycle path directly opposite and Kiama's unspoilt beaches and thriving cafes just minutes away.

Council Rates: \$567 per quarter Water Rates: \$270 per quarter

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