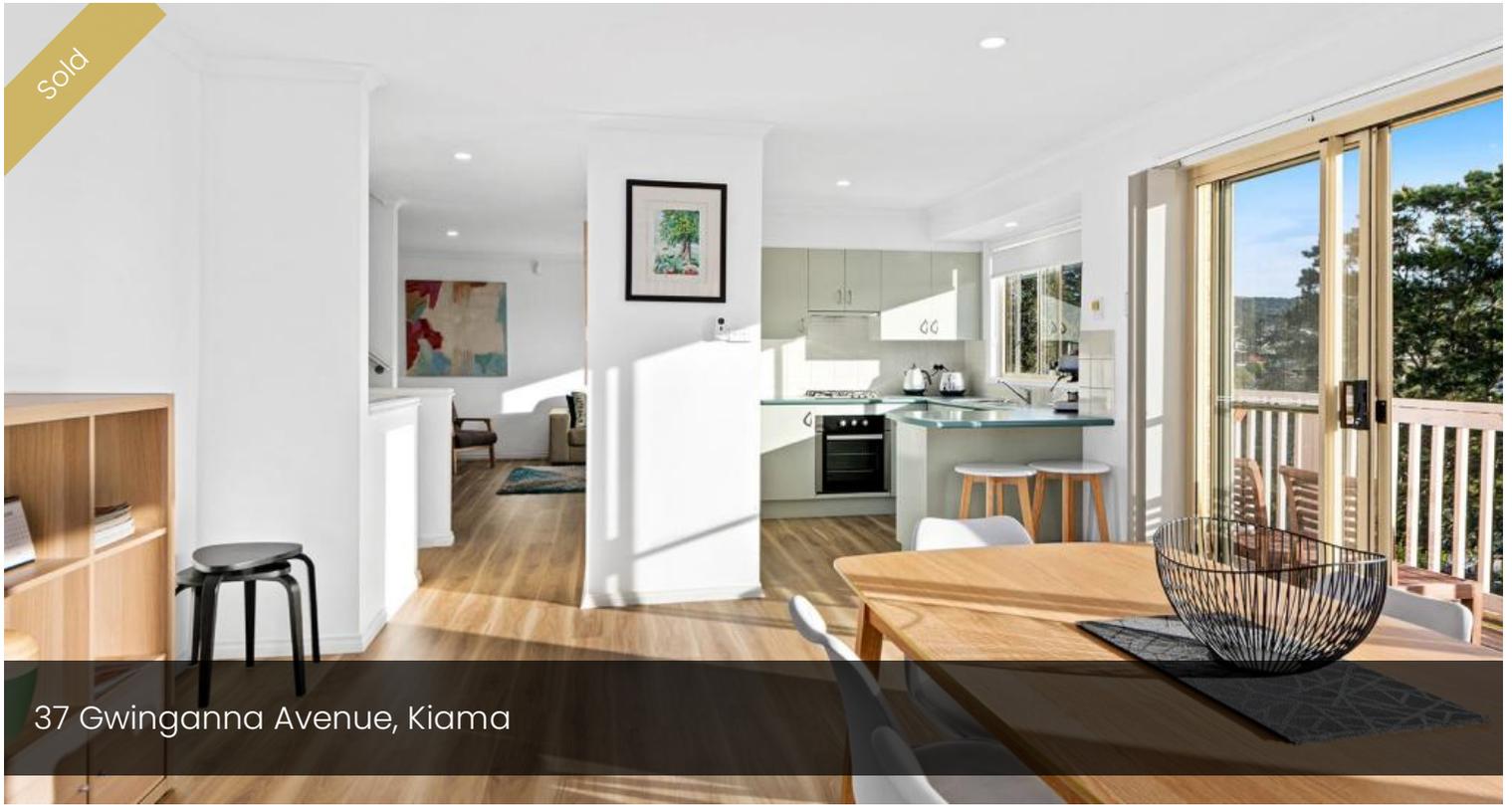


Sold



37 Gwinganna Avenue, Kiama



On Holiday Every Day - Kiama

Kiama has long been a sought-after holiday spot – with sparkling coastline, unspoilt beaches and modern comforts all at your doorstep. In fact, it's that proximity that makes this 4-bedroom property so appealing – as your ultimate South Coast escape.

Situated on the headland above Kendall's Beach and enjoying views across the nearby reserve and rolling hills, 37 Gwinganna Avenue captures the simplicity of beachside living, tastefully updated for the 21st century. With access to the double garage from its quiet street location and three levels that use the sloping block to full effect, this brick home provides an unassuming and relaxing welcome.

One step inside and you'll be impressed with the clever updates (completed in 2020) that have breathed new life into this original home. From the floating floors and new carpet to sleek ceiling fans and recessed lighting, the heart and soul of this coastal address has been retained while clean new lines and natural light add to the uncluttered design.

The master bedroom occupies the top level, accessed immediately

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Price	SOLD
Property Type	Residential
Property ID	375
Land Area	809 m ²
Floor Area	167.22 m ²

Agent Details

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off the extra wide entry foyer. It enjoys a leafy outlook through its bay window, as well as a generous walk-in wardrobe and ensuite. From here, it's half a dozen steps down to the main living level – with lounge and dining either side of the central kitchen – all enjoying impressive views down the hill.

In the kitchen, you'll find gas cooking, stainless steel appliances and a breakfast bar – the perfect spot to sit and enjoy a morning coffee in air-conditioned comfort. Or step out onto the full-width timber balcony (accessed from both lounge and dining room) to enjoy the afternoon sun or take in the sunset.

The remaining three bedrooms occupy the third level – all with built-in wardrobes and plenty of light. Down here, you'll also find the large full bathroom (with separate toilet) and excellent storage. The laundry leads you out to a lower balcony and down to the vast backyard – a blank canvas with plenty of room for a pool, landscaping or simply kept as lawn. Extra under-house storage and easy side access complete the picture.

This is true low-maintenance coastal living at its best – proven through its recent success as a holiday rental. And with the beach, Little Blowhole and cafes all just a short walk away, it's the ultimate getaway whether you choose to occupy it yourself or invest.

Council Rates: \$549 per quarter.

Water Rates: \$134 per quarter.

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