

Sold

1, 18 Bourrool Lane, Kiama



### Renovated beach hideaway - central Kiama

In 2023, is there such a thing as beachside living while still enjoying a private hideaway? Here in one of Kiama's coastal lanes, you'll find a resounding "yes". Ocean breezes, beach views and a feeling of seclusion, despite being just a few steps from one of the South Coast's most popular beaches. Welcome to 1/18 Bourrool Lane!

Everything about this 4-bedroom home has been designed for low-fuss, easy living. This starts with the unassuming entrance – framed by established trees and offering guest parking plus a generous double garage with internal access. Step inside the front door and you'll love the contemporary 'beach house' look – recently renovated to provide a light, open and modern haven across its two floors.

There is a simple symmetry at work through this home's floorplan – an extra wide entrance acting as part gallery, part hallway in delivering you to the large open plan space at the far end of the home. Here, vaulted ceilings soar above, while down below everything has been reimagined for relaxed coastal living, including the engineered timber floors throughout.

🛏️ 4 🚿 4 🚿 2

Price SOLD for \$2,100,000  
Property Type Residential  
Property ID 395  
Floor Area 222.96 m2

#### Agent Details

Craig Higbid - 0404 471 469  
Emma Higbid - 0420 747 282

#### Office Details

South Coast Prestige Properties  
9-10/69 Shoalhaven Street  
Kiama, NSW, 2533 Australia  
02 4232 4111

The kitchen is an entertainer's dream, with a Caesarstone island bench, clever storage, quality European appliances, gas cooking and large butler's pantry. Meanwhile, the living room faces a large gas fireplace, the ideal spot throughout the cooler months. But there's no ignoring the full-width outdoor covered deck – accessed through stacker doors and providing views through to the beach below. It's the perfect north-facing spot to enjoy a book or share a meal with friends all year round.

This top level also contains two large bedrooms including the front master bedroom. Both include plantation shutters and stylish ensuites with oversized showers. Downstairs you'll discover two more generous bedrooms (also perfect for a home office), plus a main bathroom with shower. The downstairs living area adds extra versatility, making this level ideal for guests or as a teen retreat. From here, step out to a second outdoor terrace – a great self-contained space for BBQs, parties and fringed by magnolias, frangipani, and shady wisteria.

And that's really the story of this modern home by the sea – a private spot that allows you to enjoy the best nature has to offer, all in a location that is just a minute's walk to the sand or five more to Kiama's vibrant café scene.

- Council Rates: \$591 per quarter
- Building Insurance: \$420 per quarter

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.