



25 Belvedere Street, Kiama



### A Captivating and Charismatic Kiama Charmer With Newly Built Granny Flat

25 Belvedere Street, Kiama, is a captivating two-storey residence that seamlessly blends authentic historical charm with modern comfort. This enchanting property boasts a 1910 original structure, thoughtfully expanded to create the ideal family home, as well as a fully self-contained granny flat nestled at the bottom of the garden.

You'll be hard pressed to find a period exterior with greater appeal, which here is immediately evident thanks to a winning combination of pickets, finials, fretwork and awning-shaded windows. As a bonus, the residence is set back from the road on a private drive, providing valuable off-road parking space for multiple vehicles as well as caravan and/or boat.

Stepping across the threshold from the covered verandah and into the entrance foyer, you are immediately enveloped in period charm, with polished hardwood floors and period features throughout. This level is where you'll find three spacious bedrooms and a well-appointed family bathroom. Each bedroom is carpeted and features built-in wardrobes, the principal bedroom complete with en suite. These are versatile spaces ideal for a growing family or for

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Price	SOLD for \$2,017,500
Property Type	Residential
Property ID	488
Land Area	726 m2
Floor Area	407 m2

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accommodating guests.

Past the bedrooms, the hallway opens into a combined living and dining space with a generously-sized and well-appointed kitchen sure to appeal to entertainers and homemakers alike. This light-filled living room opens onto a covered verandah which spans the width of the upper level, providing the perfect space for indoor-outdoor living. Here, you can drink-in panoramic views of Kiama and the sparkling ocean beyond.

The lower level of the property is both versatile and practical, a staircase leading to a spacious family/rumpus room ideal for entertaining and relaxing. Adjoining is a fourth bedroom, currently in use as an office space, perfect for work-from-home or study needs. A second full bathroom as well as laundry are located on this level. Sliding doors lead from the family/rumpus room onto a large, covered deck perfect for all-weather entertaining and again featuring those same district and ocean views. From the deck, step into beautifully terraced and landscaped garden spaces, offering even more entertaining space and plenty of opportunity to gardening enthusiasts to while away the hours.

The home features rainwater/greywater storage tank system, used to supply the washing machine/laundry as well as toilets. Solar-heated water adds to the property's eco-friendliness. Generous storage space is thoughtfully integrated into the home, both understairs and under-house, ensuring ample room for all your storage needs, gardening and other supplies.

Adding further value, the previously mentioned granny flat is fully self-contained and registered with local council as a secondary dwelling, complete with full kitchen and bathroom facilities, living room and bedroom. It presents an excellent opportunity for an income stream or as a comfortable guest retreat. For maximum convenience and privacy, the flat is situated at the bottom of the garden at an ideal distance from the main residence and boasts separate rear lane access.

25 Belvedere Street offers the convenience of urban living while enjoying peace, quiet and stunning views - the perfect balance between everyday convenience and natural beauty. With its unique combination of historical charm, modern amenities and ocean views, this is a truly exceptional property.

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