

Sold



123 Bland Street, Kiama



### An unparalleled blend of quality, privacy and tranquility

Nestled at the end of a private driveway shared with only five other residences, 123 Bland Street, Kiama offers an unparalleled blend of quality, privacy and tranquility. This charming home is a true sanctuary of peace, perfect for those seeking a serene lifestyle in a picturesque and private setting.

The single-level floorplan boasts multiple living areas, including a cozy family room, a formal living room and an inviting entrance hall. The dining room seamlessly flows into the recently renovated open-plan kitchen, featuring modern appliances and ample counter space. A north-facing, fully enclosed sunroom is the perfect spot for year-round relaxation, where you can bask in the warmth and natural light.

The roomy principal bedroom is a true retreat, featuring 'his and hers' walk-in wardrobes and a luxurious ensuite bathroom featuring classic chequerboard porcelain tiles. Two additional generously sized bedrooms, each with built-in wardrobes, provide ample space for family and guests alike.

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Price                    SOLD for \$2,105,000  
Property Type Residential  
Property ID            505  
Land Area              1,547 m<sup>2</sup>  
Floor Area              268 m<sup>2</sup>

#### Agent Details

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Ornate cornices and 9ft ceilings add a touch of elegance and a sense of spaciousness to the interiors, while beautiful Cyprus Pine timber floors feature throughout the home, enhancing its warm and inviting atmosphere.

Situated at the rear of the double garage, and with a separate entrance, a versatile room can be used as a fourth bedroom, study, or rumpus room – perfect for hobbies or as a teenager’s retreat. Also included here are an additional laundry space and a separate toilet.

In addition to the double garage, there is plenty of driveway parking to accommodate visitors as well as a caravan or boat trailer.

The charming wrap-around verandah and picket-fence enclosed front garden add to the home's instant street appeal and provide a welcoming entrance as well as the perfect spot to sit and wile-away time with a good book and a cuppa. The beautifully mature gardens are a highlight of the property, featuring Lilly Pilly hedges, Hydrangeas, Magnolias and a stunning array of Camellias, providing a serene backdrop and a burst of colour throughout the year. The rear patio spaces as well as the covered pergola are ideal for entertaining guests or enjoying a quiet evening outdoors, regardless of the season.

The home comes complete with ducted reverse cycle air conditioning, gas heating, solar hot water and a 7.32kw fitted with 24 solar panels, 4,000 litre rain water storage tank and NBN fibre-to-the-home internet connection.

Situated in a quiet cul-de-sac, this property offers a level of peace and privacy that is hard to find. Despite its secluded setting, it is conveniently located close to local amenities, schools and the stunning beaches of Kiama.

This exquisite home at 123 Bland Street, Kiama is a rare find, one that combines quality craftsmanship and modern conveniences with the most tranquil and private of settings. Whether you are looking for a family home, a peaceful retreat or a place to entertain, this property has it all.

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