

Sold



3A Holden Avenue, Kiama



Urban chic, coastal cool, timeless design

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Sleek, tailored and cutting-edge are words that best describe this Torrens-title townhome, one that epitomises understated luxury and architectural brilliance. Recently constructed, this exquisite residence is situated just one block back from Kiama's famous Kendall's Beach, and offers breathtaking views of the ocean and surf.

Price	SOLD
Property Type	Residential
Property ID	509
Land Area	311 m2
Floor Area	323 m2

This home is a true exemplar of design and construction excellence, featuring large expanses of off form concrete, soaring ceilings and glass walls, all combining to deliver a sense of openness and light, quality and modernity. The floorplan seamlessly blends indoor and outdoor living, with rooms opening onto multiple balconies, terraces, an internal full-height courtyard and a rear garden designed with next-level entertaining front of mind.

#### Agent Details

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Equipped with a state-of-the-art Control4 home automation system, the residence offers unparalleled convenience and security. Control lighting, climate, pedestrian and vehicle access and security with ease, all from your smartphone or tablet. The integration of technology, powered by a 27kWh Enphase rooftop solar array,

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ensures that this home is highly functional and ultra secure – as well as beautiful.

Stepping into the entry foyer, the glass-balustraded staircase with floating treads of Tasmanian Oak services all three levels and sets the tone of the interiors throughout – sculptural, airy and unashamedly contemporary. An elevator also services all three levels, ensuring the home is easily accessible for all ages and mobility levels.

On this level, burnished concrete floors – with electric underfloor heating throughout complemented by reverse cycle air conditioning – lead to three double bedrooms, a laundry, powder room, office/study and a family/rumpus room, a floor-to-ceiling wall of glass in the entrance foyer providing a view of the central courtyard and filling the space with natural light; the various rooms are laid out around the courtyard with its 7-metre-high feature board form concrete wall, which acts as an oversized lightwell, bringing the outdoors into the very heart of the residence. Two of the double bedrooms situated at the front of the home share a glass-railed balcony that spans the width of the house, the third bedroom opening onto the courtyard.

The family/TV/rumpus room features double-glazed stack sliding walls of glass that fully recess, opening the room to the rear garden, a bijou space designed for private relaxation as well as entertaining with a capital 'E'. Featuring an outdoor kitchen complete with BBQ, pizza oven, wok burner, stainless steel integrated bar fridge, hot & cold water plumbed sink, all set into a custom-made concrete benchtop, while bespoke seating curves around an ethanol-fuel firepit; from here it's an easy hop to the plunge pool and spa, heating for which can also be controlled remotely using your smartphone. A recessed LED landscape lighting system (also remotely controllable) and a hot and cold running shower complete the picture.

On the upper level, the principal suite is situated at the rear of the home with views down to the garden, and includes a luxurious ensuite bathroom, walk-in dressing room with floor to ceiling wardrobes; the entire suite enjoys the comforts of hydronic underfloor heating and a second reverse cycle air conditioning installation, as do the other spaces on this level.

Ceilings throughout the residence are above average at 2550mm, soaring to a height of 2850mm as you enter the large open space living, dining and kitchen. Here, the impressive interiors are matched only by the views of ocean and the surf at Kendall's Beach, with large expanses of glass opening onto a deep, covered terrace complete

with outdoor BBQ and bar fridge for carefree year-round outdoor entertaining.

The main kitchen is a chef's dream, featuring sleek cabinetry, a large island bench of Italian marble with matching splashbacks, a walk-in pantry with coffee station, integrated refrigeration, dishwasher and double ovens – perfect for preparing meals while enjoying the company of family and friends.

On the ground floor, secure garaging with direct internal access accommodates 3+ vehicles and is sufficiently deep to accommodate a boat on trailer, with an abundance of lockable storage cupboards and mirror-fronted storage cupboards perfect for housing fitness equipment; the pièce de résistance – a 3-seater infrared alpine sauna for a post exercise treat.

As you would expect from a residence of this calibre, appliances throughout are of the highest quality and include brands such as Liebherr, Bosch, Zip, Electrolux, LG and Rhino; interior finishes are of the highest order, bathrooms and powder rooms clad in Turkish marble, baths of stone, bespoke cabinetry, Italian marble benchtops and splashbacks, European designed tap- and door hardware. No expense has been spared.

Located in the heart of Kiama, 3A Holden Avenue offers the perfect blend of tranquility and convenience. A public pathway to Kendall's Beach is across the road, so you're just a short stroll away from the surf and sand. The vibrant town centre is also within easy reach, offering a variety of shops, cafes, and restaurants.

This is more than just a place to live – it's a lifestyle. The combination of cutting-edge design, luxurious features, and a prime location makes 3A Holden Avenue a truly unique offering in the Kiama real estate market. Whether you're looking for a permanent residence or a holiday retreat, this property has it all, and then some.

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