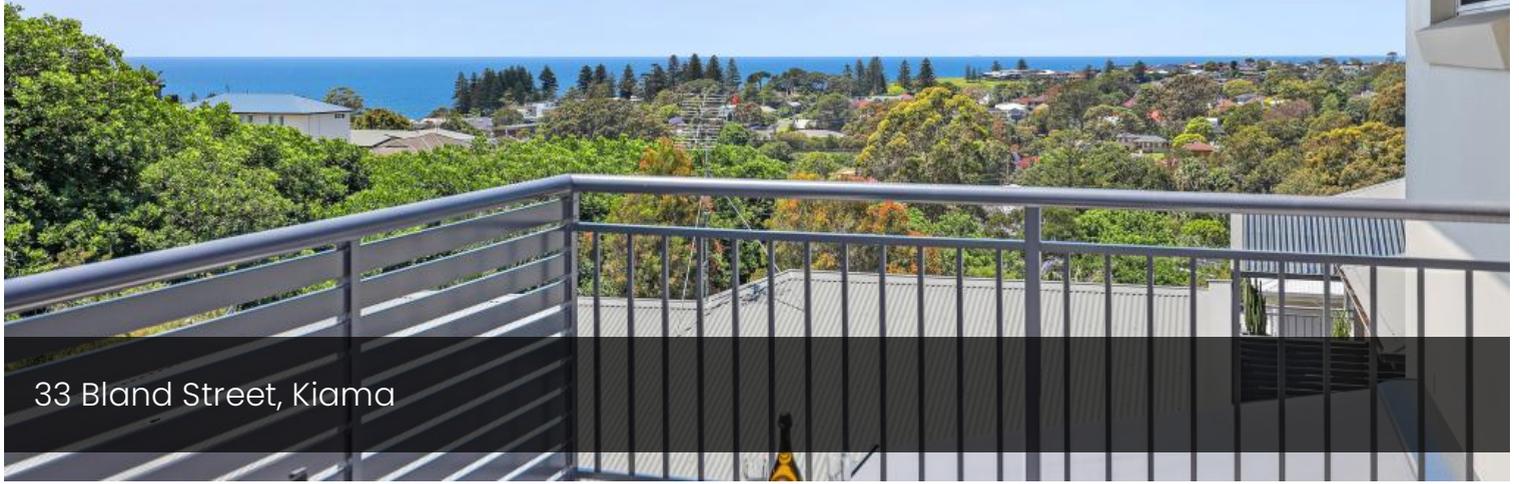


Sold



33 Bland Street, Kiama



The 'trifecta' -stylish, low-maintenance and perfectly located

Modern comforts meet coastal charm at 33 Bland Street, Kiama, a spacious three-bedroom, two-bathroom + powder room Torrens Titled property, one of four in an exclusive, beautifully maintained complex, offering the perfect trifecta – a combination of privacy, spaciousness and low maintenance. Perfectly situated in an elevated location in central Kiama, the property offers easy access to all local amenities as well as sweeping views of the township and ocean from both levels.

Step inside to discover a spacious open-plan layout that seamlessly integrates indoor and outdoor living. A stylishly remodelled and generously-sized kitchen featuring sleek stone benchtops and top-of-the-line appliances opens into the dining and living room areas, creating a large, airy space for day-to-day living and entertaining with ease. Both living and dining spaces open onto highly functional outdoor spaces – on one side, a patio boasting flowerbeds and retractable sun awning, while off the dining room is a well-sized deck offering views to the coastline and ocean beyond. Also on this level are a guest bedroom with built-in wardrobe and combination

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Price	SOLD for \$1,181,000
Property Type	Residential
Property ID	515
Land Area	316 m2
Floor Area	182 m2

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laundry/powder room. Satiny smooth and warm hardwood floors throughout the public spaces on this level are complemented by new carpet in the bedroom and on the staircase.

Upstairs are two more bedrooms of generous proportions, each offering ample storage, with the principal suite complete with ensuite, the family bathroom as well as a study/media room/parents' retreat, again offering district and coastline views. A terrace - the third outdoor space on offer in this covetable residence, offering uninterrupted views - is accessible both from the principal bedroom as well as via an external staircase leading from the downstairs patio. New carpet is continued throughout the upper storey, combining with fresh paint throughout creating a bright, welcoming atmosphere.

A double garage and private drive offer plenty of space for vehicles and storage, enhancing the convenience of this well-designed home.

The addition of 6.6Kwh solar panels not only reduces energy costs but also promotes sustainable living. Combined with the other recent updates including the new kitchen, fresh paint and floor finishes throughout and reverse cycle air conditioning on both levels mean this home is as efficient as it is beautiful.

Property highlights include:

- Newly painted and carpeted interiors
- Newly installed kitchen joinery with quality stainless steel appliances
- A 6.6Kwh solar panels for energy efficiency, reverse cycle air conditioning for climate control
- Retractable sunshade awning on both lower patio's ensuring year-round enjoyment
- Spacious open-plan living and dining areas opening directly onto multiple outdoor spaces
- Three large bedrooms with ample storage + parents' retreat/office/media room
- Double garage for added convenience

Don't miss out on this unique opportunity to call this stylish, low-maintenance home in a prime location "home".

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