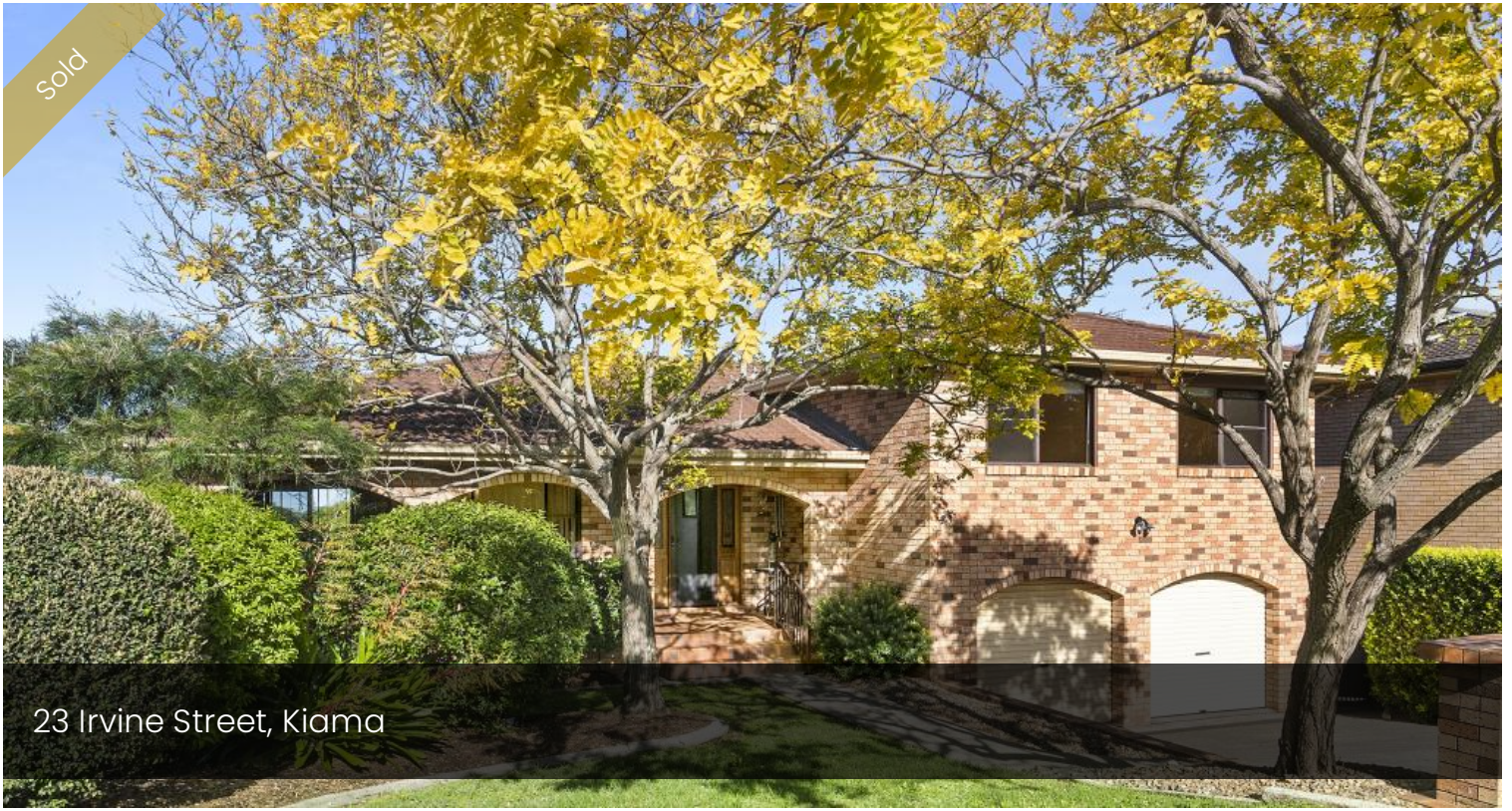


Sold



23 Irvine Street, Kiama



Solid & Spacious - ready to move in or make your mark

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Located in one of Kiama's most sought-after locations, 23 Irvine Street is a charming split-level residence offering a 'trifecta' - the perfect blend of location, space and endless potential. Spread across three thoughtfully designed levels, this residence is ideal for families looking to embrace coastal living while enjoying the many benefits of a well-established neighbourhood.

Upon entry, a generously sized foyer welcomes you into the home, leading into a spacious combined living room and formal dining area. The well-appointed family kitchen, complete with ample storage and workspace adjoins a casual dining/breakfast room that opens onto a covered deck spanning the width of the home. From here, breathtaking views of Kiama's township and coastline create a stunning backdrop for everyday living and entertaining.

The lower level of the home offers direct access to a double-car garage with remote-control doors, ensuring convenience and security. A versatile rumpus or family room provides additional space for relaxation or as a kids' or teens' retreat, while a bathroom and

Price SOLD for \$1,800,000
Property Type Residential
Property ID 527
Land Area 840 m2
Floor Area 213 m2

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spacious and well-equipped laundry add to the home's practicality. This level also provides access to the beautifully landscaped rear garden, where lush lawns, raised vegetable beds and mature plantings - including grevillea and camellia - create a serene outdoor space perfect for entertaining friends and family. A spacious under-house storage and workshop area runs the width of the residence, making it an ideal 'mancave' for hobbyists and gardening enthusiasts alike. Additionally, a gated and fenced side area provides ample room to park a caravan, boat or trailer securely and off-street.

Back indoors, a half-flight of stairs leads from the foyer to the upper storey, where you'll find three well-sized bedrooms, all featuring built-in wardrobes. The principal bedroom enjoys the privacy of an ensuite and more of those beautiful district and coastal views, while the remaining bedrooms are serviced by a family bathroom with a separate toilet. A spacious walk-in linen cupboard offers additional storage, for both practicality and convenience.

Designed for year-round comfort, the home is equipped with reverse-cycle air conditioning, ceiling fans, rainwater storage tank and a solar hot water system. With solid foundations and fantastic bones, the home is ready to move into from day one, but also presents an exciting opportunity for modernisation, allowing new owners to infuse their personal style and vision into the space.

Irvine Street is known for its welcoming community and prime location within Kiama. Residents enjoy easy access to local amenities and the area boasts a strong owner-occupier presence, drawn by its peaceful atmosphere and proximity to Kiama's vibrant town centre; the home is situated a two-minutes' drive from the Kiama Village Shopping Centre and five-minutes' walk to Kiama Public School.

Whether you're looking for a family home with room to grow or a coastal getaway with endless potential, 23 Irvine Street is a rare find in one of Kiama's most desirable pockets. Don't miss the chance to make it your own.

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