



7 Boanyo Avenue, Kiama



## Blue-Ribbon Living with Income Potential & Ocean Views

Located in one of Kiama's most coveted enclaves, 7 Boanyo Avenue delivers a rare fusion of coastal luxury, flexible living and multiple income streams – all framed by ocean vistas and lush yet low-maintenance tropical landscaping. Completely renovated to impeccable standards, this distinctive home is as versatile as it is stylish, presenting a lifestyle opportunity with broad appeal for families, investors or those seeking a home-plus-income configuration.

Situated on the elevated side of the avenue, the home's streamlined and modern presence hints at the quality and craftsmanship waiting within – although it's the thoughtful layout that truly sets it apart. The ground level offers dual, separately accessed spaces: a fully self-contained one-bedroom apartment, currently operated as a successful and highly regarded Airbnb short-term rental, as well as a two-station hair salon tailored specifically to the needs of a home-based professional, complete with its own bathroom/WC, a separate kitchenette and laundry facilities. Whether you're looking to conduct similar operations or reimagine these areas to suit your needs, the

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Price	House + Income   \$3,500,000
Property Type	Residential
Property ID	531
Land Area	560 m2
Floor Area	205 m2

### Agent Details

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flexibility is unmatched – the self-contained apartment would make the ultimate granny flat or teenager’s accommodations with easily reinstated direct access to the rest of the residence, perfect for multi-generational living whilst ensuring maximum privacy. Also on this level is a double garage with remote control doors and direct internal access to the residence, spacious enough for two vehicles with ample capacity remaining for workbench, tools and gardening equipment.

Ascending to the upper level, the main residence – with its own entrance independent of the two downstairs spaces – unfolds in a light- and view-filled expanse of contemporary living. Anchored by a sleek, spacious and highly functional kitchen and generously-sized open plan living and dining areas, the living spaces flow seamlessly onto a deep, fully covered verandah – the ideal vantage point for whale watching, lazy Sunday brunches or sunset soirees with friends.

The remainder of the residence is equally considered. The principal suite is situated at the front of the house to take best advantage of the ocean views and includes walk-in wardrobe and an elegant ensuite with separate shower and a free-standing bath. Two further bedrooms provide space for family or guests, while a dedicated home office space ensures that working remotely feels anything but remote.

Also on this level are a well-appointed family bathroom with separate WC and an equally well-appointed laundry room. Every detail throughout – from cabinetry to tilework, bespoke lighting installations and designer fixtures – speaks to the home’s elevated finish. All-important storage spaces are numerous and well situated throughout the home. The rear garden, enclosed by hedges of mature bamboo, delivers total privacy as well as the feel of a boutique resort; dine alfresco beside the firepit, or simply unwind surrounded by lush plantings and the calming sounds of nature.

Reverse cycle climate control features throughout, with independent units installed for the downstairs apartment and salon. Bamboo floorboards and underfloor heating in tiled areas to provide for maximum comfort underfoot, while outdoors a shower with hot and cold water as well as gas bayonets installed on the outdoor decking areas for connecting BBQs complete the picture. Added bonuses include ample off-street parking and a location that’s just moments from Kiama’s vibrant village centre, local schools and iconic beaches.

There are plenty of reasons to fall in love with 7 Boanyo Avenue – whether you’re drawn by its income potential, dream of hosting loved

ones in style or are seeking a home with real soul and substance, this is that rare coastal offering where every detail has been curated for connection, comfort and flexibility.

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