



32 Fadden Street, Kiama



### A welcoming & stylish place to call home

32 Fadden Street, Kiama is a striking tri-level, four-bedroom, three-bathroom residence that makes a statement of style and sophistication. Showcasing refined architectural elements and thoughtful design throughout, this home is perfectly positioned in a quiet, elevated pocket of Kiama's Cedar Grove neighbourhood. From its lofty setting, it enjoys beautiful views over the leafy surrounds and sweeping vistas across the verdant Jamberoo Valley to the distant peaks of the Southern Escarpment.

Generously sized and flush with natural light from sunrise to sunset, the home boasts a well-conceived floorplan designed to bring ease to the ebb and flow of daily family life, with levels dedicated to either living/dining, sleep/study or guest accommodations/utilities, for maximum privacy, peace and quiet. The fittings and fixtures featured throughout are of the highest quality; the décor, a pallet of muted colours and neutral tones, combines with classic touches including plantation shutters, wood and porcelain tile flooring in the public spaces and pure wool carpet in bedrooms, resulting in a home that is warm, airy and timeless in its appeal.

The entrance level features an inviting foyer and wide hallway

🛏 4 🚿 3 🚿 2 📏 480m2

Price	Under Offer
Property Type	Residential
Property ID	545
Land Area	480 m2
Floor Area	257 m2

#### Agent Details

Daniel Watt - 0420 486 386

#### Office Details

South Coast Prestige Properties  
9-10/69 Shoalhaven Street  
Kiama, NSW, 2533 Australia  
02 4232 4111

leading to three generously-sized bedrooms, including the principal suite positioned at the rear of the house, with walk-through 'his & hers' dressing spaces leading to an ensuite bathroom featuring walk-in frameless glass shower and double vanity, highlighted by floor-to-ceiling porcelain tilework and a stunning tessellated tile floor. Completing the rooms on this level is a study located directly off the foyer, while further along the hallway are two double bedrooms, each with built-in wardrobes, as well as a beautifully appointed family bathroom with free-standing bathtub and walk-in shower, the space again finished with floor-to-ceiling tiling and tessellated tile floor.

A half flight of stairs leads from the entrance foyer to the home's lower level and to a sitting room which opens directly onto an undercover patio and a fully fenced lawned rear garden; the fourth double bedroom - complete with its own full bathroom - adjoins the sitting room, creating an idyllic guest suite, teens' or grandparents' retreat. A large laundry with bespoke cabinetry offers direct external access to the garden, and it's also on this level that you'll find direct internal access to the double-car garage with remote control vehicle access.

A second half flight of stairs leads from the entrance foyer to the home's upper level, an entire floor dedicated to the routine of daily life -kitchen, dining and living spaces flowing seamlessly one into the next under a ceiling of above-standard height, with a fireplace enhancing comfort and ambience year-round, lending the feel of a quintessential country house great hall. The impressive kitchen boasts quality stainless steel appliances, stone benchtops and a large dine-at island bench; an adjoining butler's/prep pantry with sink and dishwasher housed in bespoke cabinetry offers ample storage and preparation space, effectively doubling the overall size of the kitchen. Generously-proportioned living and dining zones form the remainder of the upper storey, each end of the space opening onto undercover balconies perfect for drinking in the uninterrupted views with drink in hand.

Kiama's Cedar Grove is a peaceful, family-friendly enclave offering spacious homes, leafy streets and sweeping views. Its location provides a sense of community, just minutes from Kiama's beaches, schools, shops and public transport/train station, blending lifestyle and convenience in one of Kiama's most desirable settings.

interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.