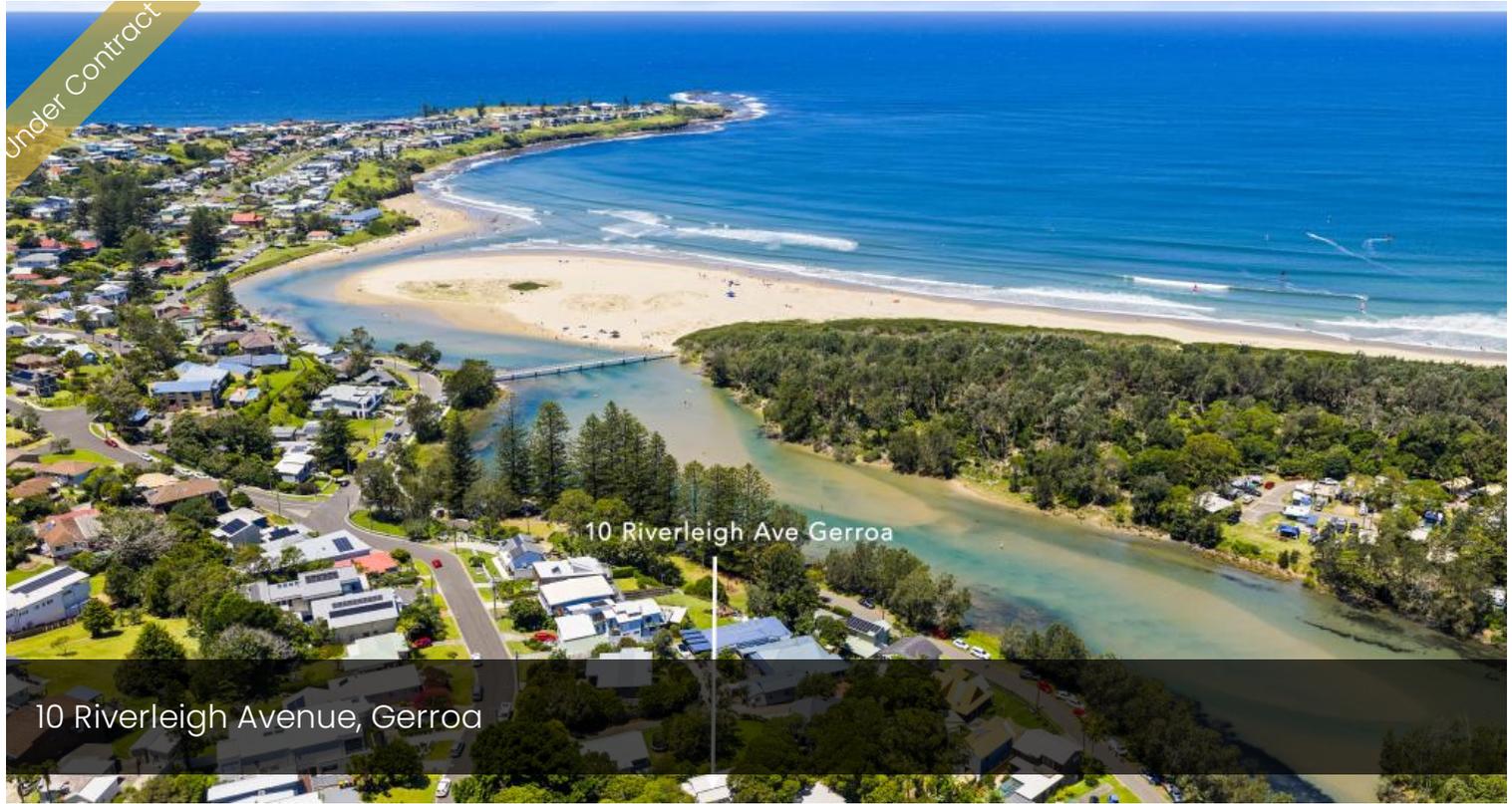


Under Contract



10 Riverleigh Avenue, Gerroa



### A Rare Coastal Gem with Endless Potential in the Heart of Gerroa

Set just moments from the shoreline in one of the South Coast's most coveted seaside enclaves, 10 Riverleigh Avenue offers a once-in-a-generation opportunity to secure an iconic slice of Gerroa's relaxed coastal lifestyle. This much-treasured bungalow captures the essence of classic Australian summer holidays – simple, sun-soaked and wonderfully unhurried.

Set well back from the road on a leafy and near-level 930sqm (approx.) parcel, the property invites you to imagine the future while appreciating the charm of what already exists. The home retains many of its original mid-century features, including beautifully whitewashed hardwood floorboards and vintage kitchen cabinetry that instantly evoke a sense of nostalgia. These touches, combined with the home's airy layout, create an atmosphere that feels both timeless and effortlessly coastal.

Inside, the floorplan is deceptively simple yet incredibly functional. A generously-sized main bedroom provides a peaceful retreat, while a second room located at the rear of the home offers flexibility to

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Price	UNDER OFFER
Property Type	Residential
Property ID	552
Land Area	929 m2
Floor Area	109 m2

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adapt to your needs – guest accommodation, a study, a creative space, or a cosy bunk room for visiting family. Every room adjoins the wide, fully enclosed and glazed verandah which runs the full length of the home; bathed in natural light and capturing gentle sea breezes, this expansive communal room becomes the heart of daily life – a place for long lunches, board games, afternoon reading or simply relaxing as the days and evenings drift by.

The land itself is the true showstopper – rarely does such a large, flat block become available in this tightly held pocket of Gerroa. Whether you choose to enjoy the home as a charming weekender set amongst mature trees and lawns, renovate to enhance its character or explore the potential for a complete rebuild (STCA), the possibilities are as wide as the horizon. A second-storey addition could unlock sweeping ocean views, making the most of the property's exceptional position.

From this address, everything that makes Gerroa so beloved is within easy reach. Wander to the riverfront for a paddle at sunrise, stroll to the beach for a swim or surf, or enjoy a relaxed meal at the local café – all just a short walk from your front door. Kiama, Nowra and Berry are all minutes away by car, and with wineries, coastal walks, golf courses and pristine beaches nearby, the lifestyle on offer is nothing short of idyllic.

Opportunities of this scale and character are increasingly rare in Gerroa. Whether you're seeking a nostalgic coastal hideaway, a future-focused development prospect or the perfect location for your dream beach home, 10 Riverleigh Avenue delivers extraordinary potential in an unbeatable location.

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