



96 Barney Street, Kiama



### A statement of quality and your entrée to a relaxed coastal lifestyle

Commandingly positioned and beautifully executed, 96 Barney Street delivers a coveted blend of contemporary design, coastal ease and family friendly functionality, with pristine beaches just a short stroll from your door to the end of the street. Whether you're seeking a refined full time residence, a stylish weekender or a high performing rental investment, this masterbuilt tri level home offers a lifestyle as impressive as its sweeping ocean and township views.

From the street, the home's clean architectural lines, modern interpretation of traditional picket fencing and automated driveway gate set the tone for what's inside: a residence defined by quality, light and effortless liveability. Its north facing orientation and elevated vantage point maximise natural light, coastal breezes and those sparkling blue water views.

Designed for both relaxation and entertaining, the home offers multiple indoor and outdoor living zones. Enjoy morning coffee or sunset drinks on the deep, covered upper balcony, or host gatherings in the beautifully landscaped rear garden, complete with level lawn, an all weather terrace with café style roller blinds, and a tiled dining area with deck surrounds anchored by a built in woodfire oven.

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Price PRICE GUIDE | \$2,295,000  
- \$2,450,000

Property Type Residential

Property ID 554

Land Area 450 m2

Floor Area 184 m2

Inspection Times

Sat 06 Jun, 12:00 PM - 12:30 PM

Agent Details

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Office Details

South Coast Prestige Properties  
9-10/69 Shoalhaven Street

Inside, high end finishes and thoughtful detailing create a cohesive sense of contemporary elegance. Neutral tones, refined wallpaper and tiling, and richly toned bamboo flooring bring warmth and sophistication to the expansive living spaces.

A generous foyer welcomes you on entry. This level includes the first of four bedrooms, complete with ensuite, ideal as a private guest suite or dedicated home office. Internal access to the double garage enhances convenience, with the garage's plumbed sink adding practicality for workshop or hobby use.

A half flight of stairs leads to the mid level family room, opening directly to the garden and terrace. Set on one side and off the family room are two double bedrooms with built ins, a stylish family bathroom with freestanding tub and walk in shower, while a well appointed laundry with abundant storage of sleek white cabinetry and generous counter space offers garden access.

Also on this level, the principal suite is privately positioned apart from the other bedrooms for maximum peace and privacy. Featuring a generous walk in robe with bespoke cabinetry, a beautifully finished ensuite with floor to ceiling porcelain tiles and the highest quality fixtures and finishes, the bedroom also offers direct access to the rear garden, enhancing the feel of a private retreat.

The top level is the home's showpiece: a full width open plan living and dining space anchored by a sleek gourmet kitchen with premium stainless steel appliances, generous storage in cabinetry of sleek gleaming laminate combined with low profile Caesarstone benchtops. Floor to ceiling glazing opens to the covered balcony, creating a seamless indoor outdoor flow and framing the breathtaking district and ocean panorama.

Comfort and convenience are assured year round with ducted and zoned air conditioning, gas bayonets, a central vacuum system, rainwater tanks and the added benefit of three-phase power.

Despite its private, elevated feel, the home sits moments from Kiama's vibrant heart. Schools are close by, simplifying family routines, while the local shopping centre and town centre offer cafés, restaurants, boutiques and daily essentials. Pristine beaches, the iconic Blowhole and scenic coastal walks complete the picture, placing the best of the South Coast at your doorstep.

96 Barney Street is a statement of quality and a gateway to the relaxed coastal lifestyle you've been seeking.

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