



215 Jerrara Road, Jerrara



## A Private One<sup>1</sup>/<sub>2</sub> Acre Haven with Dual Residences and Spellbinding Views

Tucked discreetly behind a gated drive and set well back from the road, Sunny Hill at 215 Jerrara Road is one of Jerrara's most treasured lifestyle properties—an acre of beautifully curated gardens, rolling lawns and breathtaking escarpment views, all just minutes from bustling Kiama and the bucolic Jamberoo village. This is a home that feels worlds away from everything, yet remains wonderfully connected to daily conveniences.

The main residence and fully self-contained guest cottage sit perfectly positioned on the site, embraced by mature trees, citrus groves and both featuring sun-splashed balconies and terraces from which to drink in the views; every window frames greenery, every outdoor space invites you to slow down and savour the tranquility that defines this remarkable property.

The four-bedroom main residence is warm, generous and designed for relaxed, easy living. Light-filled interiors draw your eye to the surrounding gardens. A modern kitchen – with breakfast bar and generous storage – forms the natural heart of the home, adjoining the open plan living and dining rooms which open onto a sunny verandah, the perfect vantage point for morning coffee or long, lazy

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Price	PRICE GUIDE   \$2,600,000
Property Type	Residential
Property ID	561
Land Area	4,000 m <sup>2</sup>
Floor Area	362 m <sup>2</sup>

### Agent Details

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afternoons overlooking the treetops.

The principal suite includes ample wardrobe space and large well appointed ensuite, while three additional bedrooms accommodate family and guests with ease. A large main bathroom with freestanding bath and walk-in shower completes the offerings on the entry level; downstairs, a versatile rumpus room – with adjoining wine cellar/storage room – offers further flexibility, ideal as a games room, studio or quiet escape with direct access to a terrace and the gardens beyond. A generous laundry with additional toilet, as well as internal access to a double garage with workshop space completes the lower storey.

Ducted reverse-cycle air-conditioning, a slow-combustion fireplace and ducted vacuum system all contribute to the home's comfort and practicality.

Completely separate from the main home and positioned to maximise privacy, the two-bedroom cottage is a rare and valuable asset. Fully self-contained, it features built-in wardrobes, a well-appointed full kitchen, dining and living areas, a bathroom with separate w/c, and its own laundry facilities. The rear of the cottage boasts a large, elevated deck with sweeping views across the gardens to Saddleback Mountain and the escarpment beyond. Whether used for multi-generational living, guest accommodation or high-yield short-term rental, this cottage offers exceptional versatility and income potential—an enviable opportunity within the Kiama municipality and much sought-after.

The grounds of Sunny Hill are nothing short of enchanting. Rolling lawns are bordered by a tapestry of mature native and exotic trees, creating a sense of seclusion and permanence. Sunlit clearings give way to shaded nooks perfect for reading, contemplation or simply escaping the world for a moment. A productive vegetable garden with raised beds invites home-grown living; meandering paths reveal quiet corners to sit, unwind and enjoy the birdsong. Every part of the garden feels intentional, serene and deeply connected to the landscape.

A large drive-in workroom/garage sits just beyond the entry gates—ideal for trades, hobbies, storage or creative pursuits.

Despite its extraordinary privacy, Sunny Hill is only a five-minute drive to all the amenities that Kiama has to offer, including cafés, shops and beaches, schools and services, and moments from historic Jamberoo village.

Properties offering this level of seclusion, dual accommodation and

beautiful, established grounds are very rarely offered. Sunny Hill is more than a home – it's a sanctuary, a lifestyle and an opportunity to relish – in a setting that is truly something special.

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