



121 Kiarama Avenue, Kiama Downs



### A substantial coastal home with exceptional family credentials

A substantial coastal home with exceptional family credentials, 121 Kiarama Drive delivers five bedrooms, two bathrooms and a wonderfully flexible two-level layout in one of Kiama Downs' most tightly held streets. With generous proportions, multiple living zones and an outstanding indoor-outdoor entertaining layout, this is a home designed for everyday living, embracing the relaxed beachside lifestyle the suburb is known for.

The ground floor with its large entrance foyer sets the tone of openness and flow. A spacious lounge anchors the main living level, connecting effortlessly to the dining area and the large, central kitchen. Featuring an induction cooktop, excellent storage and clear sightlines to the entertaining spaces, the kitchen functions as the true heart of the home – practical for busy mornings, social for weekend gatherings and perfectly positioned for family connection. From here, sliding doors open to a spectacular 12-metre-wide undercover terrace, creating a seamless transition between indoor comfort and outdoor enjoyment. This expansive outdoor entertaining zone is large enough to host celebrations of any scale, from long summer lunches

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Price	All Offers Close by Sun 7th June
Property Type	Residential
Property ID	565
Land Area	803 m2
Floor Area	267 m2

#### Inspection Times

Sat 30 May, 11:00 AM - 11:30 AM

#### Agent Details

Daniel Watt - 0420 486 386

#### Office Details

South Coast Prestige Properties  
9-10/69 Shoalhaven Street

to milestone events, and it overlooks the fully fenced in-ground swimming pool, a sparkling centrepiece framed by level lawn and established greenery. The result is a private, sun-filled haven that invites year-round relaxation and entertainment.

The ground floor also includes a generous rumpus room, ideal as a teen retreat, media room or games space, along with a well-sized fifth bedroom that works beautifully for guests, extended family or those seeking a dedicated work-from-home option. A full bathroom, a laundry with external access and a double garage with internal entry complete this highly functional level, ensuring the home caters effortlessly to the demands of modern family life.

Upstairs, four additional bedrooms offer excellent separation and comfort. The main bedroom is notably spacious, featuring built-in storage and ensuite. The remaining bedrooms are all well-proportioned, each with built-ins, while dedicated storage cupboards for linen and other household essentials are numerous, ensuring both levels are easily organised and practical for everyday living.

Comfort is assured throughout thanks to zoned reverse-cycle climate control and ceiling fans, providing year-round temperature balance. Solar panels contribute to energy efficiency and welcome savings, while the double garage - plus additional off-street parking - offers ample room for vehicles, surfboards, bikes and all the lifestyle gear that coastal living demands.

From this address, you're just moments from the shoreline with Jones Beach, the Minnamurra River, local cafés, the golf course, schools and transport all within easy reach. It's a neighbourhood where families settle in and stay, drawn by the quiet streets, friendly community and unbeatable access to the coast. With its generous scale, flexible layout and exceptional entertaining credentials, 121 Kiarama Drive represents a rare opportunity to secure a substantial family home in a blue-chip Kiama Downs location. Move straight in and enjoy the lifestyle on offer, or personalise over time - the foundations here are strong, spacious and ready for the next chapter.

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