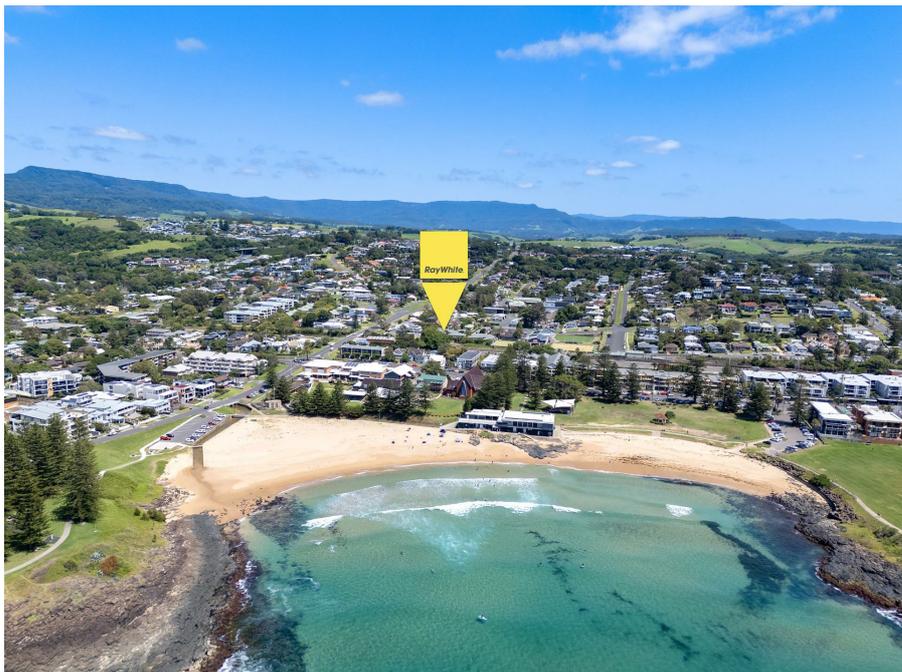


12/116 Shoalhaven St, Kiama, NSW 2533

Price Guide \$1,000,000 - \$1,100,000

Townhouse 3  2  2 



## Your Coastal Retreat in the Heart of Kiama

Set within a secure gated community in the heart of Kiama, this spacious townhouse delivers the ultimate coastal lifestyle, where beach days, café mornings and effortless walkability are part of everyday life. Start your day with a swim at Kiama Surf Beach, stroll into town for coffee along the vibrant café strip, or enjoy a relaxed afternoon at the nearby bowling club - all just moments from your front door.

**Open for Inspection**

By Appointment.

Generous in scale, this three-bedroom townhouse offers comfortable, low-maintenance living ideal for owner-occupiers, downsizers or investors alike. Open-plan living and dining flow to a private, decked courtyard on the ground floor, complemented by a modern kitchen with granite benchtops, a powder room, and a double garage with internal access. Upstairs, all three bedrooms are well proportioned, with the master featuring an ensuite, built-in wardrobes and its own private balcony.

Positioned in a tightly held complex of just 15 residences, the home provides privacy, security and peace of mind in a highly sought-after location. Approximately 700m to Kiama Surf Beach or Kiama Train Station, just 200m to Kiama Bowling Club, and less than a kilometre walk to Kiama's cafés, boutiques, schools and everyday conveniences - this is coastal living done right: relaxed, connected and wonderfully easy.

For more information or to organise a personal inspection, contact Kate Cummins directly on 0423 559 909 or [kate.cummins@raywhite.com](mailto:kate.cummins@raywhite.com)

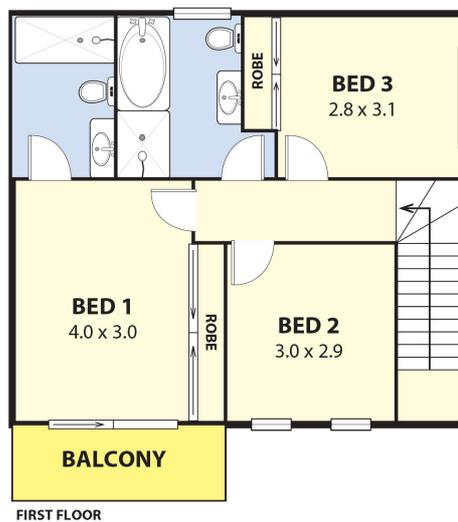
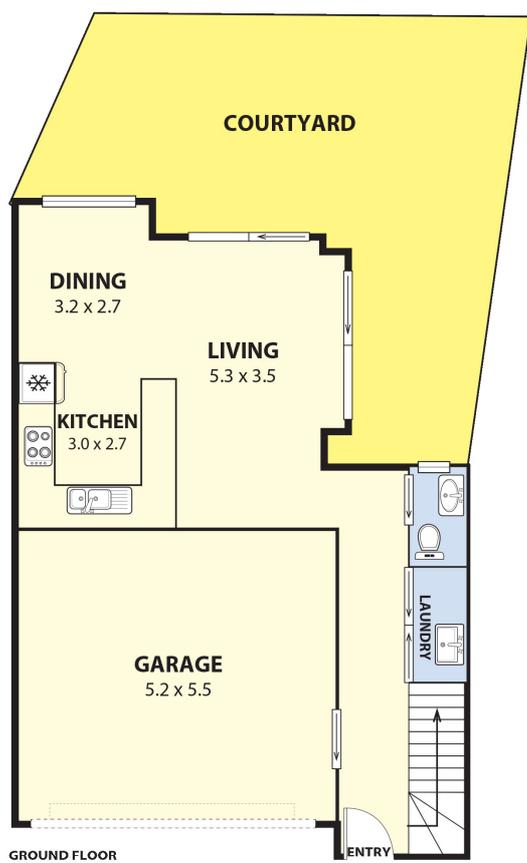
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### Listed By

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Floorplan



12/116 SHOALHAVEN ST, KIAMA

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**Louka**  
wearelouka.com

|                    |                         |
|--------------------|-------------------------|
| Internal           | 103m <sup>2</sup>       |
| Garage             | 28m <sup>2</sup>        |
| Courtyard/Balcony  | 40m <sup>2</sup>        |
| <b>TOTAL SPACE</b> | <b>171m<sup>2</sup></b> |

