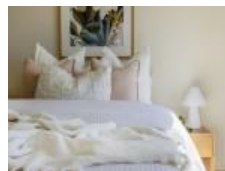


3/5 Brown St, Kiama, NSW 2533

\$1,000,000 - \$1,100,000

Unit 3  1  1 



Elevated coastal living with Bombo Beach views

Set within a well-kept boutique complex of just twelve, this three-bedroom villa is positioned to make the most of one of Kiama's best outlooks. Sweeping northern views stretch over Bombo Beach and the escarpment, and the sunrises here are the kind you'll want to watch with a coffee in hand.

Open for Inspection

Sat, 10 Oct 2026 - 12:30 PM to 1:00 PM

The home offers three bedrooms serviced by a single bathroom, with open-plan living, dining and kitchen space under high ceilings that add a real sense of space and light. Its got the scope to update the kitchen and bathroom and put your own stamp on the finishes throughout.

The standout here is the outlook. Few homes in Kiama can offer uninterrupted water and escarpment views from this elevation, and the entertainer's deck puts that view to work, whether it's morning coffee, evening drinks or a full dinner party with friends you will always have a reason to be a host. Beyond the layout and the view, it comes with a single secure car space, useful in the township where parking is at a premium. The complex itself is low-maintenance and mostly owner-occupied, giving it a settled, quiet feel.

Kiama's town centre, cafes and restaurants are all a short 10-15 minute walk away, and Bombo Beach is close enough for a swim before work. It's a location that suits people who want to be close to everything without giving up the feeling of a coastal escape.

This one deserves a look from renovators after a coastal project with a view, downsizers wanting to put their own stamp on a low-maintenance home, or investors chasing a strong coastal asset. For more information or to arrange an inspection please contact listing agents Matthew Lay and Sam Scobie today.

DISCLAIMER: Ray White Kiama has taken all care in preparing this information and uses its best endeavours to ensure that the information contained therein is true and accurate, however, accepts no responsibility in respect of any errors, inaccuracies, or misstatements contained herein. Ray White Kiama urges all clients to make their own enquiries to verify the information contained herein.

Listed By
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Listing Number: 3557924