

34 Kirton Rd, Austinmer, NSW 2515

For Sale

House 3 3 3



## Endless Potential in the Heart of Austinmer

Nestled in the heart of Austinmer's beachside village, this character home offers the perfect blend of coastal charm, relaxed family living, and income versatility. Brimming with possibility, this charming coastal property offers an exciting opportunity to create your own beachside haven in one of the Illawarra's most tightly held suburbs. With two separate dwellings - a main home, and modern granny flat - the flexibility here is unmatched. Move straight in and enjoy the relaxed coastal lifestyle, or reimagine the spaces to suit your vision, from family living to multi-income investment - all within a short stroll of the beach, train station, and local cafés.

**Open for Inspection**

By Appointment.

### YOUR HOME

- The main residence welcomes you with light-filled interiors, timber floors, and a flowing layout that captures the easy charm of a classic Austinmer home. A spacious open-plan living and dining area connects to a bright kitchen and a covered deck overlooking the escarpment - the perfect spot for morning coffee or evening entertaining. Two generous bedrooms, a central bathroom, and laundry complete the main home, offering a solid foundation to update, extend, or simply enjoy as is.
- Privately set at the rear, the fully renovated one-bedroom granny flat is a hidden gem. With its open-plan kitchen and living area, modern finishes, and sunny courtyard, it's ideal for guests, extended family, or as a ready-made rental.
- Outside, the gardens are private and leafy, with level lawns and established trees providing shade and privacy. Every space feels peaceful, functional, and full of potential to make it your own.

### YOUR LOCATION

- Just a short stroll from your front door, the iconic Austinmer Beach offers patrolled swimming areas, ocean pools, and a golden sandy shoreline. This is perfect for early morning swims or relaxed weekend afternoons with the family.
- Enjoy the laid-back lifestyle with popular cafés, shops, restaurants, and the local school, all only minutes walk. Austinmer Train Station is within easy walking distance, making the daily commute or weekend trips to Sydney a breeze.
- Just a 5-minute drive away, Thirroul is the hub of the northern Illawarra, offering boutique shopping, restaurants, bars, and essential services including medical centres and supermarkets.
- The home is approximately 30 minutes from Wollongong CBD and around 75 minutes from Sydney CBD, offering a perfect balance between a relaxed coastal lifestyle and urban convenience.

### Listed By

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