

4/119 Manning St, Kiama, NSW 2533

PREVIEW - OPEN TO OFFERS

House 3 2 2



## Walk to Beach's, Shops & so much more! Torrens Title with ra

Delivering a rare combination of generous proportions, quality finishes and an enviable coastal address, this outstanding Torrens Title residence offers a lifestyle that is becoming increasingly difficult to find.

**Open for Inspection**

By Appointment.

Positioned within easy walking distance of both Kiama's beautiful Surf & Kendall's Beaches and the vibrant township, you'll enjoy the freedom of leaving the car at home while still having cafés, restaurants, shops and the shoreline all within reach.

Designed to accommodate a range of lifestyles, the home offers expansive interiors that immediately create a sense of openness. The light-filled living and dining zone enjoys a sunny northerly aspect, while the well-appointed floorplan provides excellent separation and functionality throughout.

All bedrooms are generously scaled and feature built-in storage and air conditioning, while the master suite enjoys the added luxury of a substantial walk-in wardrobe and ensuite. Thoughtful additions, including a private lift connecting both levels, ensure the home remains practical and comfortable for years to come.

Outdoor living has been equally well considered, with a covered alfresco area providing the perfect setting for entertaining, relaxing with a morning coffee, or hosting family and friends in any season.

Tucked away in a small, tightly held setting, the property enjoys a peaceful sense of privacy while still being moments from everything that makes Kiama such a sought-after destination. A large garage offers excellent flexibility for additional storage, hobbies, or recreational equipment.

Whether you're seeking a permanent coastal residence, a lock-and-leave holiday escape, or a quality addition to your investment portfolio, this impressive home presents an opportunity that is sure to attract attention.

Highlights include:

- All three bedrooms and living spaces of generous proportions including separate study
- Extensive storage under stairs and spacious linen press
- Enormous laundry with additional downstairs toilet
- Native garden with water tank and pump, a private retreat
- This property is so versatile, lock and leave, it would be suitable for empty nesters, family or investors

### Listed By

Scott Douglas

Phone: (02) 4232 1688

Mobile: 0450 099 227

Steve Pryor

Phone: (02) 4232 1688

Mobile: 0408 423 328

