

52 Sunset Boulevard Bvd, Kianga, NSW 2546

Sold - 15/05/2025

House 4 2 1



Stunning Family Home, Ocean Views w Dual Occupancy potential

Perfectly positioned approx 300m from Kianga Beach, this sun-soaked, two-storey home offers four bedrooms, two bathrooms, two kitchens, and two living areas, making it ideal for dual living, rental income, or multigenerational families. Enjoy breathtaking ocean views, a fully fenced backyard with an entertaining deck, and a large remote-controlled single garage with internal access. Designed for flexibility and effortless living, this home features two fully self-contained levels bathed in natural light.

Open for Inspection

By Appointment.

Ground Floor

A spacious family room flows seamlessly into a well-equipped kitchen and dining area. This level also includes a generous bedroom, modern bathroom, and laundry, plus practical under-stair storage. Step outside to a secure backyard oasis, featuring a covered verandah, large spotted gum hardwood entertaining deck, freshly turfed lawn, and a firepit—the perfect spot for sunrise coffee or cozy nights under the stars.

Second Floor

The main living area boasts a spacious dining area, built-in fireplace, and stylish island bar kitchen with high-end appliances and ample storage. The enclosed sunroom doubles as a home office or wellbeing space. Providing an all weather space to soak in the incredible ocean views all year-round. The master suite is generously sized, featuring built-in robes and a sunlit parents' retreat with impressive coastal views. Two additional bedrooms—one with built-in robes—are nearby, along with a stylish, modern bathroom.

Why You'll Love This Home:

- ? Move-in ready – nothing left to do but enjoy!
- ? Perfect for families, investors, or dual-living buyers
- ? Incredible ocean views & coastal lifestyle
- ? Flexible layout – live upstairs, rent downstairs, or accommodate extended family
- ? Moments from the beach, cafés, and local amenities

Council Rates = Approx. \$3090

Permanent Rental = Approx. \$680 per week

Holiday = \$370 peak per night & \$170 Off-peak per night

Listed By

John Murray

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