

43 Hill St, Austinmer, NSW 2515

Sold - \$1,025,000

House 6 3 3



Lifestyle Retreat on the Coast

Austinmer is acclaimed as the jewel of the Northern Illawarra, offering an enviable lifestyle renowned for its beautiful beaches, quality schooling and tranquil surrounds. So, leave the hustle and bustle of the city life behind and enjoy the relaxed lifestyle Austinmer has to offer.

Perched high within one of the suburb's most popular leafy streets, this wonderful, sprawling family home is feature packed and full of character. With enough room for everyone, it has been a much loved family residence for 43 happy years.

Yo29l, solid home offers six full bedrooms, all with built-in wardrobes, and numerous living spaces flexibly offered to suit your needs. The layout is perfect for a growing family with the clever separation of bedrooms and living areas. Taking advantage of the superior aspect, this home is comfortable in both summer and winter months.

Flooded with natural light, the upper level is sun filled and delightful all year round. Super spacious living room also features soaring raked ceilings and opens directly to the north facing balcony with scenic escarpment and ocean views. You can marvel at the ever changing moods and colours of the pristine Illawarra Escarpment on a daily basis.

The galley style kitchen has the best of appliances, with Miele electric cooktop, Miele wall oven and near new dishwasher. There are granite benchtops, large pantry, a servery and integrated laundry at the back with outside access.

This property is backing onto 24.2Ha of bushland reserve, originally site of Excelsior Colliery, which ceased production in 1895, rich in local history and a place that helped establish this beautiful area. The paddocks directly behind the property were used for the pit ponies, more recently used by the family to keep their own ponies and still featuring some usable stables. The reserve provides excellent children's playground and a wildlife sanctuary to explore and relish by the whole family.

Across the road is the beautiful and majestic escarpment rainforest with established Lady Fuller Park walking trails for the nature lovers to discover. Just a short distance down the street is the stunning Austinmer Beach, train station, prestigious public school and famous local eateries. All these located within one hour to Sydney by train or road.

This home would appeal to large families seeking the lifestyle with potential to keep a pony or two.

Other relevant features include:

- Reverse cycle air conditioning units downstairs and upstairs
- Built-in gas fire (recently serviced) downstairs and gas outlets on both levels
- Underfloor heating in third bathroom (refurbished 3 years ago)
- Freshly painted internally and carpeted throughout, with original timber flooring underneath the main downstairs areas
- Established low maintenance gardens, fully fenced with access to paddocks behind

Listed By

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Open for Inspection

By Appointment.

