

**1/12 Brown Street, Kiama, NSW 2533**



**Townhouse For Sale**

Saturday, 27 April 2024

1/12 Brown Street, Kiama, NSW 2533

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 258 m2**

**Type: Townhouse**



Sam Lathbury  
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## New to Market

Much improved freestanding townhouse offers a blend of coastal living and modern comfort. Step inside to discover a sleek, contemporary kitchen adorned with all the amenities needed for culinary delights. The bathroom, recently renovated, exudes style and sophistication. As you wander through, notice the elegant hybrid timber flooring that adds warmth and character to every corner. The spacious master bedroom, complete with a built-in wardrobe, beckons relaxation, while sliding doors lead to a sunlit north-facing balcony shared with the second bedroom. Outside, a private fenced garden awaits, offering a tranquil oasis for outdoor gatherings. Whether you prefer soaking up the sun on the paved courtyard or lounging on the grassy western side, there's ample space to unwind. Garden workshop and shed offer ample storage. Embrace sustainability with the recently installed 6.6kw solar system, ensuring eco-friendly living while reducing energy costs. Convenience is key with a lock-up garage (currently partitioned to provide 2 storage areas), additional parking for 2 cars. Set within a friendly community titled complex of just 10 townhouses, enveloped by lush trees and useful visitor parking for guests. Plus, with low community title fees, you can enjoy the perks of communal living without breaking the bank. Experience the ultimate coastal lifestyle with Bombo Beach and Kiama Township at your doorstep. Schedule a private inspection or visit the open home and discover your seaside sanctuary today! \* Substantial improvements carried out by the current owners \* Free-standing house on 258.1m2 block \* Solar Panels and split system air-conditioning \* Current DA for ground floor extension \* Great position 500m walk to Bombo Beach or 800m to Central Kiama \* Garage and parking for two vehicles.