

**1 Eureka Avenue, Kiama Downs, NSW 2533**



**House For Sale**

Wednesday, 24 April 2024

**1 Eureka Avenue, Kiama Downs, NSW 2533**

**Bedrooms: 4**

**Bathrooms: 2**

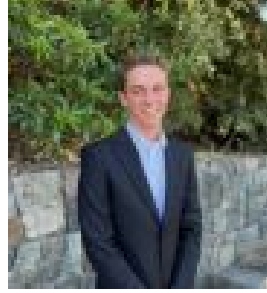
**Parkings: 2**

**Area: 556 m2**

**Type: House**



Ashley John Hatch  
0242965233



Thomas Bitz  
0448422355

## **AUCTION - Guide \$1,800,000**

Immerse yourself in the tranquility of this much loved, private family oasis. Beautifully renovated from top to bottom, this single-level property anticipates your every requirement, offering an abundance of natural light and space to work from home, relaxation and family enjoyment. At the heart of the family home lies a sophisticated modern kitchen which has been created as both a high performance work space and place of beauty. Boasting ample storage and high end appliances, a culinary haven has been created to turn every meal into a gourmet experience. Lifestyle This single-level modern home offers a versatile layout, quality finishes and effortless entertainment including multiple indoor and outdoor living areas, a rooftop terrace capturing the picturesque sunsets over the rolling hills and golf course to the west, pristine family pool, fire pit and skate ramp. A true entertainer's dream highlighting a relaxed lifestyle perfect for downsizers, families and investors alike whilst being neatly tucked between everything the vibrant seaside village has to offer. Location Nestled on one of the most coveted family-friendly streets in the suburb, you'll be fully immersed in the charm of one of the most highly sought after and in demand suburbs on the South Coast. A brief stroll leads you to the pristine waters of Jones Beach, the enchanting Minnamurra River, or a round of golf at Kiama Golf Course. The lively town center, featuring cafes, restaurants, a medical center, gymnasium, and IGA, is easily accessible. Additionally, Minnamurra Public School and the train station are conveniently close, putting everything within footsteps reach and ready to become your own. Highlighted features - A true highlight of the property, stunning renovated bathroom with both bath, shower, skylight and floor to ceiling tiling complete with heated towel racks and flooring. - Four generously sized bedrooms complete with BIW, the master hosts classy walk-in-wardrobe and ensuite - Light filled kitchen, living and dining space which seamlessly flow from one to the other. - Enjoy the family meals overlooking pool and escarpment views, capture the sunsets and create enduring memories. - Appliance's include Fisher & Paykel, Westinghouse and Electrolux - Multiple indoor and outdoor living spaces throughout a thoughtfully designed family-orientated floor plan - Double car garage with internal access - NBN direct to the property - Ducted air condition throughout the property - 16.8 KW solar system Contact Rare single-level properties of this caliber in such a prime South Coast location are a true rarity. For further details and to secure your slice of paradise, contact us at your earliest convenience. Act now; this exceptional opportunity won't be available for long!