

**12 Noorinan Street, Kiama, NSW 2533**



**House For Sale**

Thursday, 9 November 2023

12 Noorinan Street, Kiama, NSW 2533

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 3**

**Area: 736 m2**

**Type: House**



Daniel Dajcic



Stacey Da Gama  
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## **Auction Guide \$1,450,000**

Brimming with timeless character and coastal charm is this 1930s quintessential Kiama cottage! Situated on an expansive 736sqm (approx.) allotment, cozy, comfortable and 'move-in' ready, take advantage of the owners recent renovations from its prime central Kiama location. Welcomed by spacious interiors flooded with natural light and boasting a warm and inviting atmosphere. With a well-designed floor plan that maximizes space and functionality, two bedrooms and a separate designated office/study space. The living room is the heart of the home, featuring a well-appointed, slow combustion fireplace that adds a touch of coziness during the colder months and reverse cycle air conditioning that will keep you cool in summer. The cleverly relocated gourmet chefs kitchen is complete with caesarstone benchtops, sleek fittings and quality stainless steel appliances. Open out onto the covered sunny rear deck offering endless entertaining options overlooking the expansive backyard and ocean outlooks. The perfect year round residence! Ideally located, stroll to nearby schools, shops, beaches and public transport. Enjoy the vibrant community atmosphere and the stunning coastal scenery that Kiama has to offer! Assured to be undoubtedly popular whether you're searching for the superb weekender, downsizing or looking to capitalise on the properties untapped potential, this one's not to be missed! Highlighting:- Two comfortable bedrooms with built-in robes plus separate study - Newly renovated and freshly painted throughout- Slow combustion fireplace- Reverse cycle air conditioning- Rear undercover entertaining deck off kitchen/dining- Functional contemporary kitchen- Expansive grassed rear yard, fully fenced- Massive 3/4 car garage underneath with separate laundry- Additional off street parking - Side access ideal for boat/ caravan/ trailer - Short walk to Kiama train station, Surf beach, restaurants and Kiama town centre!