

**125 Attunga Avenue, Kiama Heights, NSW 2533**



**Sold House**

Thursday, 11 April 2024

125 Attunga Avenue, Kiama Heights, NSW 2533

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 594 m2**

**Type: House**



Matthew Lay  
0448440609



Rodney Clarke  
0452273384

**\$2,255,000**

Commanding spectacular ocean and beach views in a premier location, this original residence is immediately liveable while also offering the potential to rebuild your dream home. Being especially friendly to many living situations, holiday, invest or redevelop in this blue-chip location. Occupying 594m<sup>2</sup> (approx) on the often sought-after but rarely attainable Attunga Avenue ocean-side locale, this home is poised for you to indulge in your own personal retreat. Further promoting this residence, the evenly level yard and 15.24m (approx) frontage allow an exceptional opportunity to maximise the offerings on hand. The home itself is quaint and full of charm. Leading you throughout are elevated ceilings, timber floorboards and a plethora of natural light. Designed across one level you will find a dining room, living area, kitchen, bathroom, mudroom, a sprawling sun room exposed to the northerly aspect and accommodation offering two oversized bedrooms. Located for lifestyle, start your days with a short 750m walk to the shores of Easts Beach or drive 4km to Kiama's township and have local cafes, restaurants, bars, schools, boutique shops, railway transport and well-renowned beaches at your fingertips. Equally so, with Kiama acting as the gateway to the coast and city, head 90 minutes north to Sydney, or head south and indulge in all the South Coast has to offer. To register your interest in this unique piece of real estate, please contact Matthew Lay on 0448 440 609 or Rodney Clarke on 0452 273 384.