

**13 Austin ave, Minnamurra, NSW 2533**



**House For Sale**

Thursday, 13 June 2024

**13 Austin ave, Minnamurra, NSW 2533**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 562 m2**

**Type: House**



Rob Havasi

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## Just Listed

You will have nothing to do but enjoy this wonderful home and the Minnamurra village, lifestyle. This amazing residence offers so much in a resort setting, with stunning in ground pool and outdoor entertaining area. Offering year around enjoyment you will be cooled by the oversized ceiling fans, or warm as toast in winter as the area transforms with overhead heating, aluminium shutters and a bespoke concrete bench with sink and gas BBQ ready to entertain friends and family. The convenience of a powder room adjoining this poolside area is also well thought. The yard is one, offering complete privacy and space with a lovely lawn area framed with bamboo, a true oasis. Inside you will find an open plan living space adjoining the stunning spacious kitchen. The open tread stairs will elevate you to a study/ TV media area with plenty of storage. Double doors open to a massive master suite, with walk in robe and large modern ensuite. The further three double bedrooms offer easy access to the equally stunning main bathroom. If a coastal style with white shutters and grey hues throughout sounds appealing this is the home for you. The Wide driveway on a level block offers ample parking for cars, caravan and boat with garaging for two vehicles or 1.5 and a workshop with 3 phase power, as well as an additional enclosed carport for all the water toys, bikes etc you will need for the Minnamurra lifestyle. Solar panels will take care of bill shock. This highly sought after end of Minnamurra is just a two minute walk to the mouth of the river with both Rangoon Island Mystics surf beach beyond. Walk two minutes the other direction and you are on the Kiama Golf course. Another two minutes North takes you to Minnamurra café for an easy breakfast, lunch or coffee fix. Morning walks along the headland will provide the most stunning view you will see anywhere in Australia, in my opinion. A 90 minute drive to Sydney is sure to appeal as will the convenience of the electric train station being a five minute walk away. However you may find it hard to leave as you decide between, tennis, golf, bike riding, paddling, swimming or surfing all on your door step. If a true lifestyle existence is what you seek then this is the home for you. Call Rob Havasi at any time for further details or to arrange your inspection.