

# 159 Manning Street, Kiama, NSW 2533



## House For Sale

Friday, 3 May 2024

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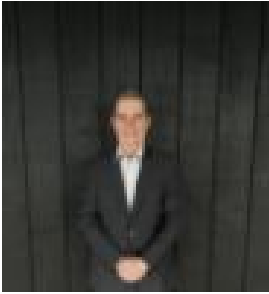
Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 620 m2

Type: House



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**\$1,650,000-\$1,700,000**

Where does one start! This home has so much to offer. Located in one of this suburb's most sought after streets this beautifully presented residence has plenty of possibilities. On offer is a substantially renovated three bedroom home plus a one bedroom granny flat with several options. Main Residence:- Renovated kitchen with adjacent dining- Private courtyard- Living with alfresco dining- External laundry- Fully renovated bathroom and powder room- Master bedroom with built in robes and fully renovated ensuite- Bedroom two has built in robes and room for a queen size bed - Bedroom three has built in robes and ideal for a double bed or to be used for a study- Reverse cycle split system air conditioning - 6.6 K W Solar System  
Granny flat:- Good size bedroom with walk in robe and fully renovated ensuite- Good size living dining with reverse cycle split system air conditioning- Renovated kitchen- Currently used as an AirB&B- Additional extended family living or separate home office space- Perfect for that additional income  
Detached Garage:- Separate large double garage with workshop at the rear of the property- Small garden shed attached  
Additional Details:- Potential development site (STCA)- 620m<sup>2</sup> total land area (approx.)- R3 zoning medium density- Dimensions: 16.6m/10.8m x 44.6/44.9m (approx.)  
Life Style:- This property places you within easy reach of a plethora of amenities and recreational opportunities- Only a short stroll to Kendalls and Surf Beach- Explore beautiful coastal walks which includes the famous Kiama blow holes the main one in the town centre and the small one further south, immersing yourself in nature's tranquillity- Kiama allows you to engage in many water activities, such as paddleboarding, kayaking, open water, or river fishing, surf and rock pool swimming and of course surfing- Kiama railway station is approximately 2 minutes away, perfect for commuters- Close to both primary and high schools- The local shopping centre has just been recently renovated and expanded, containing various new shops for your convenience and everyday needs- Kiama's town centre is just a short distance away, offering a wide array of exceptional restaurants and cafes to satisfy your culinary cravings  
Embrace the warm and inviting ambience of this beautifully presented home. If you are looking for a fantastic, seaside lifestyle, this home and suburb are a must see. Put it on your list because this is what coastal living is all about. Escape the big city rat race or make this your sea change opportunity. So many have already made the move to one of the most sought after charming suburbs in the Illawarra. For further information contact Rob Gansl on 0418 695 956.