# 18 Kaleula Crescent, Kiama, NSW 2533

## House For Sale

**Tuesday, 19 March 2024**

**18 Kaleula Crescent, Kiama, NSW 2533**

**Bedrooms: 4**          **Bathrooms: 2**          **Area: 936 m2**          **Type: House**



Michele Lay
0409461756



Matthew Lay
0448440609

**Price Guide $1,450,000 - $1,595,000**

Large lot living in a private beachside pocket1Holding a desired position within this highly prized beachside pocket, this charming home offers a private sanctuary away from the hustle and bustle with opportunities aplenty. Featuring high ceilings paired with decorative cornices, the property's original features emphasise the long-standing and well-loved design of this family home. Further to this, the home holds fantastic views of the local escarpment and a pop of ocean blue.Offering an extremely large land size for residential Kiama of 935m² (approx), the garden features a retained access to Ocean Road, your gateway to East's Beach. With the yard acting as your blank canvas, there is a plethora of space available to create your dream backyard. With an already-established treeline on either side of the property, the privacy on hand is abundant. Alternatively, with a street frontage of 15.2m² paired with the large block, this property may also act as a fantastic development opportunity for a duplex or dream home rebuild (s.t.c.a).The home while built in the 1960s has been updated throughout the years to offer modern amenities, with its greatest addition being the large sunroom/family room to the rear of the property. Accommodation includes four bedrooms spread across two levels, with a second living/media/games room downstairs.A major benefit of this home is the fantastic access to East's Beach, being only 200m (approx) from the rear of the property. Further to this, take a near 450m (approx) walk to the Tingira Crescent shopping strip and enjoy the well-loved local businesses, from coffee shops and restaurant/bar to Olive Pilates studio. To register your interest in this home, please contact Michele Lay 0409 461 756 or Matthew Lay 0448 440 609.