

22 Boanyo Avenue, Kiama, NSW 2533



House For Sale

Sunday, 26 May 2024

22 Boanyo Avenue, Kiama, NSW 2533

Bedrooms: 3

Bathrooms: 2

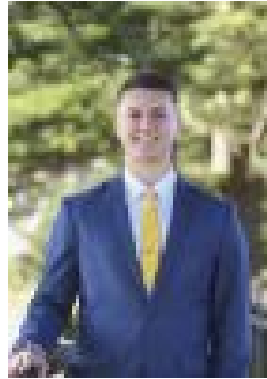
Parkings: 1

Area: 600 m2

Type: House



Matthew Lay
0448440609



Rodney Clarke
0452273384

\$2,300,000 - \$2,500,000

Being its first time to market, this home holds a remarkable position in the tightly held and well sought after Boanyo precinct. This blue-chip property invites opportunities aplenty for those looking to elevate their lifestyle or acquire a valuable asset to expand their investment portfolio. With unparalleled views of the Little Blowhole, the Pacific Ocean and the waves colliding with the rocks only moments away from your rear yard, this property is sure to thoroughly impress many. Occupying a substantial potential development space of 600.7m² (approx), the offerings of this property lend itself to an exclusive duplex site (s.t.c.a). Partnered with an attractive street frontage of 15.6m (approx), the wide set block demands a strong street presence, further to this, the location and views on hand offer utmost value to a quality build, whether that be a duplex or dream home knockdown rebuild. The residing dwelling presents a long-standing family home that has been well enjoyed since first being constructed. The home comprises an open plan living, dining and kitchen layout which are all positioned to capitalise on the views on hand. Accommodation features three bedrooms across the entry level, with a large rumpus/teenage retreat downstairs. Enjoying an Eastern aspect, you will become all too familiar with starting your days alongside the sunrise filling your home with natural light. Thrive in this beloved location with the Tingira shopping strip only 300m away, with a local cafe, pilates studio and much more. Alternatively, drive a short 2.3km to Kiama's township and enjoy local restaurants, cafes, boutique shops, schools and of course, the many beaches. Last but not least, walk only 850m to the shores of Kendalls Beach, further elevating the lifestyle and opportunity on hand. To register your interest in this prominent piece of real estate, contact Matthew Lay on 0448 440 609 or Rodney Clarke on 0452 273 384.