

**37 Surfleet Place, Kiama, NSW 2533**



**House For Sale**

Wednesday, 24 January 2024

37 Surfleet Place, Kiama, NSW 2533

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 478 m2**

**Type: House**



Matthew Lay  
0448440609



Rodney Clarke  
0452273384

## Just Listed

Perfectly envisioned and flawlessly executed, this custom-built home ticks the boxes for many living arrangements. Solid in stature, the home built by well-renowned local builder Phil Young, offers open-plan spaces accentuated by elevated ceilings and a plethora of natural light. Designed across an internal 160m<sup>2</sup> (approx), this residence is an entertainer and family home alike, with a seamless indoor-outdoor flow designed to make the most of the sun-drenched northerly aspect you will be sure to indulge in. Speaking further to the vision of this home, you will find a consistent colour pallet and the use of recurring materials to create the feel of a complete, ready-to-move into home. Highlights to note include:

- Stacking doors/windows throughout the living, dining and kitchen, accompanied by clerestory windows
- Open plan living with custom built-in seating, dining area and kitchen that effortlessly flows to the outdoor undercover alfresco and level yard
- Gourmet kitchen with modern quality appliances, farmhouse sink, serving bench, island bench with seating space, and a walk-in pantry with barn door
- Master suite featuring WIR, ensuite, balcony with custom built-in seating
- Immaculately manicured and presented gardens
- Flexible self-contained and privately accessible space (third bedroom/living space/AirBNB), complete with BIW and ensuite, with ample space to allow for multiple living situations
- Complete with 12 solar panels, 4.5kW
- Oversized two-car garage complete with additional storage space

Whether you are in the market to downsize, invest, or move to a blue-chip coastal town, this property is sure to appeal to a wide array of buyers. To register your interest, please contact Matthew Lay on 0448 440 609 or Rodney Clarke on 0452 273 384.