

**41 Hothersal Street, Kiama, NSW 2533**



**Sold House**

Friday, 29 March 2024

41 Hothersal Street, Kiama, NSW 2533

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 963 m2**

**Type: House**



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**\$1,800,000**

Partially constructed and perfectly tailored for builders, developers, or enthusiasts eager to dive in and take on this exciting challenge, we introduce a truly enchanting but refreshingly unique opportunity. Unveiling 41 Hothersal Street, Kiama - A coastal sanctuary showcasing resort-style entertaining, awe-inspiring panoramas of the iconic Bombo Beach and the verdant rolling hills, all this and more on a sprawling 963 sqm (approx.) versatile parcel of land. Priced to entice, factoring in a series of major structural building defects (detailed building report available on request) this is an ideal canvas screaming POTENTIAL and OPPORTUNITY! Already with occupational certificate, work your magic to complete our vendors wondrous vision to create a beachside oasis that caters to large families, holiday makers and investors alike. Alternatively, reap the rewards of this supersized allotment with 16m frontage with dual occupancy/subdivision potential (STCA). Highlights include- Supersized split level coastal home with multiple entertaining options and ocean vantage points featured throughout - Five spacious bedrooms plus bonus loft/ retreat/ studio with jaw dropping Bombo Beach panoramas- Four bathrooms, two ensuites plus internal laundry - Professional Gourmet chef's kitchen with 40mm stone benchtops, Imported Italian combination steam oven and high-quality stainless-steel appliances - Spacious open plan living and dining with feature gas fireplace, built-in bar and ocean backdrop- 10x3.5m feature inground mineral swimming pool with large sunny surrounding timber deck- Statement sun drenched entertainer's balcony complete with built-in BBQ and stunning beach and rural views to be enjoyed year round - Level grassed segment of yard ideal for young kids - perfect soccer pitch!- Feature fire pit adjoining swimming pool with iconic "Bombo Beach" beach backdrop - Double lockup garage with internal accessAdditional Features - 8kw solar power - NBN to the house - Stone master bath- 3,000L rainwater tank- Phase 3 Power - Blackbutt hardwood flooring- Reverse cycle air conditioning- Outdoor shower