

**61 Barney Street, Kiama, NSW 2533**



**House For Sale**

Thursday, 2 November 2023

61 Barney Street, Kiama, NSW 2533

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 1**

**Area: 599 m2**

**Type: House**



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**\$2,650,000 - \$2,800,000**

Nestled in the heart of Kiama, this property was carefully curated and styled to evoke that care free coastal holiday feeling you're looking for. Crafted without compromise, every detail has been meticulously chosen, creating a seamless blend of communal spaces for social gatherings and intimate corners for unwinding. Welcome to "The Barberae," your gateway to an idyllic sanctuary in the illustrious coastal town of Kiama. Positioned between the boutique shops and cafes and the embrace of beaches, this exceptional residence offers you the chance of an elevated lifestyle beyond compare. This purpose built holiday property is adorned with soaring vaulted ceilings which perfectly compliment the clerestory windows in the living area, you will find a free-flowing dining and living area with an open fireplace, a high-spec kitchen complete with modern appliances, all accompanied by a palette of soft hues, this area exudes an ambience that is simultaneously inviting and grand. Further accentuating the presence of this home, all four bedrooms have been generously proportioned and host a private ensuite. Another jewel in this crown is the outdoor entertainment haven, complete with a bespoke al fresco kitchen, a custom-designed heated pool, captivating landscaping, and a spacious decking complete with purpose built seating - poised perfectly to bask in the sun. Designed with relaxation in mind, this is the perfect destination to gather up your loved ones, check in to The Barberae, and check out of reality. Preparing your home for year-round holiday letting is expensive, not only financially but on your valuable time, the Barberae is already poised to take utmost care of your holidayers no matter the season. Whether it be getting cosy in front of the open fireplace in the winter, or floating in the pool in the summer, the Barberae has you covered. This home is a staple of the high-end holiday market. Holiday rental returns are available upon request. Exceptional features of this property: • Polished concrete floors intertwined with engineered timber floorboards throughout. • Luxaflex electronic blinds have been fitted in the outdoor area, offering partial enclosure to shield from the summer sun or retain winter warmth. • 6.0kW solar system has been seamlessly integrated, offering respite from power expenses. • A mere 750 meters from Kiama's bustling town centre, schools, charming cafes, delectable restaurants, chic boutiques, and sandy shores, inviting you to immerse in Kiama's myriad of offerings. Whether envisioning a lucrative holiday rental venture or yearning for a cherished personal sanctuary, this extraordinary residence elevates your expectations. To register your interest, please contact Matthew Lay on 0448 440 609 or Rodney Clarke on 0452 273 384.