

**7/5 Brown Street, Kiama, NSW 2533**



**Unit For Sale**

Wednesday, 12 June 2024

7/5 Brown Street, Kiama, NSW 2533

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 223 m2**

**Type: Unit**



Matthew Lay  
0448440609



Rodney Clarke  
0452273384

## **\$1,000,000 - \$1,100,000**

Positioned with an elevated aspect, unobstructed ocean views, and a free-flowing floorplan spread across a single level, this home presents an attractive opportunity to those looking to downsize, holiday and invest alike. With an amazing central Kiama locale, we invite your immediate inspection. Presenting as an immediately liveable home, the property also lends itself to a potential renovation project for those looking to elevate the offerings of this residence. Indulging in extremely captivating views of Bombo Beach and the surrounding escarpment from the living and dining quarters of the home as well as the master bedroom, you will quickly come to realise why these villas so rarely transact. The home comprises an open-plan living and dining space, a generously sized kitchen, and a low-maintenance outdoor space. Accommodation features three bedrooms, all of which include built-in wardrobes. Features to note on the property include:

- Perfect as a "lock up and leave" Kiama holiday weekend getaway or downsizer
- Single lock-up car garage with remote control mechanism and additional designated car space
- 223m<sup>2</sup> total strata size, reasonable strata fees with 12 only in this boutique complex
- A quaint garden space for a veggie and herb patch to enjoy your own fresh produce
- Seamless flow onto the outdoor area, also poised to enjoy the views on hand
- Birds eye view over the surrounding area, Bombo beach and escarpment
- An Envidable northern aspect, flooding the home with natural light

To register your interest, please contact Matthew Lay on 0448 440 609 or Rodney Clarke on 0452 273 384.