

# 85-87 Tingira Crescent, Kiama, NSW 2533



## Sold House

Wednesday, 20 March 2024

85-87 Tingira Crescent, Kiama, NSW 2533

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 1147 m2**

**Type: House**



Abbey Murphy  
0423596724



Terry Digger  
0242322888

**\$4,750,000**

Selling as is, this is an excellent opportunity for a builder/developer to take over a partially completed project of three waterfront Torrens title townhouses. Situated on a sprawling 1147m<sup>2</sup> site, this property boasts unparalleled views stretching over Easts Beach to the rolling hills beyond. The build plans are designed to capitalise on the coastal breeze and abundant sunlight, with multiple living spaces seamlessly integrated with outdoor entertaining areas, offering diverse living possibilities for the future owner. Envisioned across three levels, with planning for internal lifts allows for effortless accessibility to all living spaces. The first floor layout is designed to accommodate four generously sized bedrooms plus a study, with the spacious master suite capturing mesmerizing ocean and rural vistas, complemented by an impressive ensuite and walk-in robe. The proposed gourmet kitchen originally designed to feature Caesarstone benchtops, a large breakfast bar, walk-in pantry, and premium appliances merges harmoniously with the inviting living and dining spaces, leading out to the picturesque outdoor entertaining area which enjoys the breathtaking ocean, and beach views. Additionally, a separate north-facing lounge room and powder room add to the allure of this captivating living space. The potential of the sub-floor area is immense, offering an entertainer's haven that opens directly to the rear yard and oceanfront reserve. Envision an expansive alfresco room with a bathroom, laundry, and storage room, promising the ultimate lifestyle property once completed. Positioned perfectly overlooking Easts Beach and conveniently located just two minutes from local amenities such as cafes, gyms, restaurants, and attractions like blowholes, this property offers a unique opportunity in coastal living. Embrace the chance to own and finish this exceptional development, which also adjoins the spectacular coastal walk, offering potential for a truly remarkable coastal retreat. Expressions of interest closes 5pm, 26th April 2024, please contact us to register your interest, Abbey Murphy 0423 596 724 or Terry Digger 0417 760 669.