

**10 Bland Street, Kiama, NSW 2533**



**House For Sale**

Wednesday, 3 July 2024

10 Bland Street, Kiama, NSW 2533

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1527 m2**

**Type: House**



Jayden Bennett  
0435715829

## **Auction - Must be sold!**

Well cared for throughout its time and offering a move in ready residence with endless potential, this character home is situated on a generous 1527m<sup>2</sup> parcel of land and benefits from a prime central locale located less than 900m from local shops, schools, cafés, lush reserves, and Kiama's pristine beaches. The cottage itself hosts 3 bedrooms of accommodation, elevated ceilings, timber flooring, modernised kitchen, main bathroom with updated vanity, electric fireplace, spacious living area flowing out to the gravel firepit and entertaining area, and single carport all situated on an oversized parcel of land in lush leafy surrounds. Your options are endless, whether you are looking for the character home of your dreams or your future development site (STCA), this property is sure to tick all the boxes. Zoned R3 medium density with an FSR of 0.7:1 and height limit of 8.5m, opportunities of this size and location are rarely offered to market and is sure to be popular. Hesitate and miss out! For more information or to organise a personal inspection please don't hesitate to call Jayden Bennett directly on 0435 715 829 or email [jayden.bennett@raywhite.com](mailto:jayden.bennett@raywhite.com) **DISCLAIMER:** Ray White Kiama has taken all care in preparing this information and used its best endeavours to ensure that the information contained therein is true and accurate, however, accepts no responsibility in respect of any errors, inaccuracies or misstatements contained herein. Ray White Kiama urges all clients to make their own enquiries to verify the information contained herein.