

120 Charles Avenue, Minnamurra, NSW 2533



House For Sale

Tuesday, 7 January 2025

120 Charles Avenue, Minnamurra, NSW 2533

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1018 m2

Type: House



Michele Lay
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Price Guide \$5,800,000 - \$6,200,000

Discover the ultimate coastal haven in one of the South Coast's most coveted waterfront locations, with Title extending to the High Water Mark. This beautifully renovated home blends timeless charm with contemporary coastal living, offering a serene escape just steps from the Minnamurra River and the stunning Mystics Beach, where the Pacific Ocean meets the Minnamurra shoreline. Swimming, snorkeling, fishing and a boat at your doorstep. All of this just 5 minutes from Kiama, 1.5 hours from Sydney and 40 minutes to the Southern Highlands. Step outside to expansive teak decks and manicured lawns that lead directly to the water's edge. This unique property offers breathtaking views from both the home and its outdoor areas, spanning the river, Stack Island, Killalea State Recreation Area, and the ocean. Key Features Include:

- Boatshed on the water's edge: A rare feature with extensive teak decking and steps leading to pristine water, where high tide reaches a depth of 1.5 metres.
- Expansive Gardens: 1,018sqm (approximately) of mature, landscaped gardens featuring flowering natives, hedges, and cascading star jasmine along stone retaining walls.
- Private Location: Situated on the absolute waterfront section of Charles Avenue, away from public access and boat ramps, ensuring peace and privacy.
- Spacious Open-Plan Living: Relaxed coastal living with large doors and sun filled areas that seamlessly blend indoor and outdoor spaces.
- Cook's Kitchen: A well-appointed kitchen featuring stainless steel benchtops, a walk-in pantry and views to the water.
- Master Suite: The upstairs master bedroom includes stunning views of both the river and the ocean. Two additional bedrooms complete the upper level.
- Modern Conveniences: Equipped with high-speed NBN Fibre to the Home (FTTH) connection, gas ducted heating, air con, irrigation system with bore water pump.
- This exceptional property has been thoughtfully designed to harmonize with its natural surroundings, providing a perfect sanctuary where you can observe native birds, marine life, and the tranquil beauty of Minnamurra. Available for the first time in 35 years, this stylish retreat with absolute waterfront privacy is a rare opportunity to own a piece of tightly held Minnamurra. Further, this property is one of only 22 lots with Title to the High Water mark and one of 6 with an original boatshed on the water's edge. For further information or to arrange a viewing, please contact: Michele Lay on 0409 461 756 or Matthew Lay on 0448 440 609