

46 Kirton Road, Austinmer, NSW, 2515

House For Sale

Wednesday, 30 October 2024



46 Kirton Road, Austinmer, NSW, 2515

Bedrooms: 3

Bathrooms: 1

Type: House



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Kane Downie
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Lifestyle Location with Potential

Positioned to embrace the fabulous Thirroul lifestyle, with stunning beaches, great coffee and the vibrant lifestyle just a stroll away. Although this quaint little cottage is ready for some TLC, it has stood the test of time for 100 odd years. The corner position on 861m² opens up endless possibilities; renovate or re-build or develop for profit (STCA).

- Positioned on the border of Thirroul and Austinmer, allowing you to embrace the best of both worlds
- Step inside and discover the charm of original hardwood floors, high ceilings, internal lining boards and picture rails
- Circa 1920s character cottage with good sized living spaces flowing to the outdoors
- The lounge has an ornamental fireplace, with potential to be converted to a modern gas fire
- Original kitchen with original upright range and more modern gas stove/electric oven
- All of the bedrooms are large, with the potential conversion of the sunroom to a fourth
- The bathroom is combined with the laundry
- A beautiful sunlit yard is ideal for the kids and pooch to play
- Across the creek is further land, which could be used for garaging and there is a bonus caravan left for you
- Fabulous potential to elevate and renovate the existing home or build/develop to an architectural design (STCA)
- Alternately you can set and forget and watch the capital growth of this sought after area
- A short walk to the iconic Bread Espresso & cafe for delicious coffee and into town to fabulous eateries and night life