

# 8 Iluka Crescent, Kiama Downs, NSW, 2533



## House For Sale

Friday, 25 October 2024

8 Iluka Crescent, Kiama Downs, NSW, 2533

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

## **East side opportunity**

Welcome to this delightful three bedroom, two bathroom brick home set on a generous 565m<sup>2</sup> block, perfectly positioned to capture ocean views and the tranquil outlook of the neighbouring Iluka nature reserve behind the property. This home offers a fantastic blend of space, comfort, and versatility, making it an ideal choice for families, downsizers, or those seeking a serene coastal lifestyle.

Step inside and be greeted by an open plan lounge and dining area that flows effortlessly into a well equipped kitchen. The home also boasts a large, light filled second living area, ideal for relaxing or entertaining, with direct access to an outdoor balcony where you can enjoy the refreshing sea breeze and the peaceful leafy setting.

All three bedrooms are well sized and serviced by a central bathroom, complete with a separate toilet for added convenience. Downstairs, a spacious rumpus room with second bathroom offers endless possibilities – whether it's a teenager's retreat, home office, or guest accommodation. The laundry is conveniently located with internal access to the single garage and external access to the yard. The massive under house storage is a real bonus, providing plenty of room for tools, toys, or hobbies.

Outside, you'll find lovely established gardens that create a peaceful, green haven around the property. The fully fenced yard offers ample space for children and pets to play, while the in-ground pool is sure to be a hit during the warmer months. There is also exciting potential renovate or to extend the home upwards (STCA), further enhancing your living space and capturing even more ocean views.

The location is unbeatable – just a 750m walk to the pristine sands of Jones Beach, 1.2km to local shops and cafes, 1.6km to Kiama Golf Course, and only 2.2km to the picturesque Minnamurra River. Plus, you're within a 5-minute drive to the stunning Boneyard and Bombo Beach, both renowned for their natural beauty and surf breaks.

With its wonderful layout, ocean glimpses, and nature reserve setting, this home promises the perfect coastal lifestyle. Don't miss the opportunity to make it yours!