

**4/2 Hothersal St, Kiama, NSW, 2533**

**Raine&Horne.**

**Villa For Sale**

Thursday, 28 November 2024

4/2 Hothersal St, Kiama, NSW, 2533

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Robert Perea  
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## **Coastal Villa Style, SINGLE LEVEL LIVING, Awaits.**

WELCOME to your NEW single level home, Nestled in the HEART of BEAUTIFUL Kiama. Only 200m (approximately) to Sandy Bombo Beach, this modern 3-bedroom, 2-bathroom VILLA style property is the perfect blend of COMFORT, STYLE, and CONVENIENCE. Constructed in 2018, this contemporary property offers a fresh and inviting atmosphere, ideal for small families, downsizers, a weekender/holiday home or anyone seeking a relaxing coastal lifestyle with a BONUS of a RARE private rear large grassed yard area.

### Property HIGHLIGHTS:

**Spacious Living:** Enjoy open-plan living spaces that seamlessly connect the kitchen, dining, and lounge area, providing the perfect setting for entertaining or family gatherings.

**Modern Kitchen:** The well-appointed kitchen features sleek cabinetry, quality appliances, and ample counter space, making it a chef's delight.

**Comfortable Bedrooms:** Three generously sized bedrooms provide plenty of space for rest and relaxation, with the master suite boasting an ensuite for added privacy.

**Stylish Bathrooms:** Two modern bathrooms are designed with contemporary finishes, ensuring comfort and convenience for all occupants.

**Single Garage:** A secure lock up garage with mezzanine storage space offers convenience and peace of mind.

**Prime Location:** Situated in a BEACHSIDE neighborhood, you'll be just a short stroll from Kiama's stunning beaches, vibrant cafes, and local shops. Enjoy the BEST of coastal living with easy access to parks, walking trails, and community amenities.

PLEASE Don't miss your chance to own this exceptional property in one of the South Coast's most sought-after locations. Whether you're looking for a home, weekender or a smart investment, 4/2 Hothersal Street is a GREAT choice.

### What you will LOVE:

\* LOCATION with Bombo Beach on your door step and Only 500m approximately to Town, local cafes, eateries and LIFESTYLE amenities.

\* With a OPEN PLAN Living and Dining area overlooking the Landscaped Gardens, Entertaining Area and LARGE grassed rear yard area.

\*With THREE Bedrooms to the VILLA style property (small complex) and with a private feel.

\*A Versatile LARGE Kitchen.

\*The HIGHLY desired and sought after Eastern aspect allows for a comfortable property.

\*This is an IDEAL LOCATION within walking distance to a Sandy Beaches, Famous Kiama Lifestyle Opportunities such as the Weekly Farmers Market , Harbour Precinct, Light

House, Blow Hole and Black Beach area just to name a few - this really is a Quality villa style property close the Kiama township that we LOVE.

\*PLUS so much more.

For more information or to arrange a private viewing, please contact me Robert Perea On 0411 564 101 today as your NEXT coastal property awaits.

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