



2A Kennedy Road Austinmer, NSW

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## Majestic Beachside Classic

Rarely does a home of such elaborate proportions in one of the most exquisite locations on the Coal Coast become available. Situated in a very tightly-held street, this majestic, 4 bedroom family residence is privately positioned and showcases a north-facing ocean and escarpment outlook, to be the envy of all your family and friends. The home has a versatile floorplan and presents a multitude of options with its vast amount of space. There is potential for separate accommodation on the ground floor (subject to Wollongong City Council approval) or refurbish the entire property to create a grand and stately beachside home. Features include:

- An elevated setting in an extremely private location, encompassing a northern aspect and stunning views.
- 3 large and separate living rooms, perfect for each member of the family to adopt their own separate space.
- 2 bathrooms with a 3rd bathroom off the laundry for a quick rinse after the beach.
- 4 bedrooms with the potential to further divide the bedroom downstairs.
- Outstanding wrap-around balcony along the entire north-eastern facade.

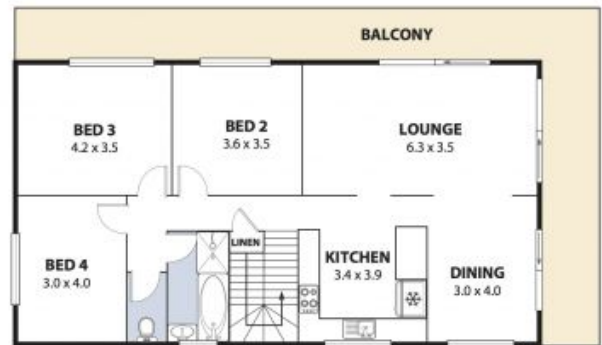
Escape from the hustle and bustle and begin your quintessential seaside lifestyle in beautiful Austinmer village,

**Price:** \$1,220,000  
**Council Rates:** \$702.00 p/q  
**Water Rates:** \$278.00 p/q

**Adam McMahon**

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