



34 Kirton Road Austinmer, NSW



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Unique and Versatile Dual Living

Nestled perfectly between the foothills of the mountains and the picturesque Austinmer and Thirroul beaches, this unique 3 bedroom, 3 bathroom home is rare and hard to find. Offering versatile dual living options, this bright and airy home makes an exceptional investment property, a fabulous beach holiday home, or a remarkable family home for those craving space and separation. Positioned on a private and elevated block, with stunning views to the mountain ranges, homes of this calibre do not come to the market often and will not last long!

Property Features:

- This unique home offers 2 fully serviceable living spaces plus studio!
- The first living space is serviced by 2 large bedrooms, a full-size kitchen, family size bathroom with bathtub and corner shower, a massive combined living and dining area and a separate laundry.
- The second living space is serviced by a large bedroom with built-in robe, a full-size kitchen and lounge, bathroom with walk-in shower and separate laundry.
- The studio is serviced by a study, kitchenette and additional bathroom.
- This spectacular home offers multiple places to entertain including a private deck and patio at the back of the

Price: \$1,200,000
Council Rates: \$602.70 p/q
Water Rates: \$1,043.00/year (approx)

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