



143 Manning Street Kiama, NSW 3 1 2

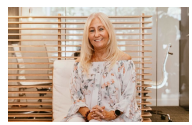
**SOLD BY STONE REAL ESTATE | HELENA CRUMPTON & GREG CRUMPTON**

**Price:** \$1,650,000

Cottage on approx. 825sqm zoned R3 Medium Density

Awaiting your magic touch, this charm-filled and cosy home could be your next renovation project - or a terrific site for potential rebuild or redevelopment (STCA) with R3 Medium Density zoning. The potential is endless and the position is prime, just a stroll away from two pristine beaches, parks and restaurants, Kiama station and the harbour and less than two hours' drive from Sydney.

- Older-style three bedroom home in a central setting on a large, near-level block
- Exciting opportunity to capitalise in one of the prettiest townships in NSW
- High ceilings overhead and floorboards under carpet provide an inspiring canvas
- Lounge + dining rooms, separate sunroom and separate kitchen, study/entrance
- Great block with good side access ? loads of potential (STCA)
- Carefree coastal lifestyle ? walk to shops and cafes, Surf and Kendalls Beaches
- Family-friendly setting, gardens with lovely old plantings



**Helena Crumpton**  
0415 119 019

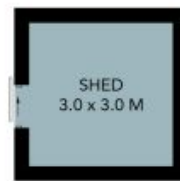


**Greg Crumpton**  
0418 557 185

143 Manning Street  
**Kiama**



(NOT IN POSITION)



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.