16 MONTAGUE AVENUE, KIANGA, NSW, 2546









SOLD

GREAT OPPORTUNITY AWAITS IN KIANGA

Discover coastal serenity in this charming three-bedroom haven, perfectly positioned to capture breathtaking mountain vistas in the sought-after beachside community of Kianga. This two storey residence on Montague Avenue presents an exceptional opportunity to embrace the quintessential Australian coastal lifestyle.
Make no mistake this home could do with fresh carpets and a lick of paint,but hey for this price range would you expect anything else ? Do the work and prosper.
Set on a generous 691 square meter block, this well-designed home offers approximately 120 square meters of thoughtfully arranged living space. The practical floor plan features three comfortable bedrooms and two well-appointed bathrooms, creating an ideal setting for families, down-sizers, or those seeking a peaceful coastal retreat. Two of the bedrooms and 1 bathroom are on the top level and 1 bedroom with bathroom and kitchenette are on the lower level , perfect for dual living.
The welcoming lounge area serves as the heart of the home, providing a comfortable space for relaxation and entertainment. Large windows throughout the property allow natural light to flood in while capturing the stunning mountain aspects that create an ever-changing backdrop to your daily life. A large deck surrounds the top level with distant ocean view.
Outdoor living is a true highlight of this property, with ample space to create your perfect garden sanctuary or entertaining area. The generous land size offers endless possibilities for those with green thumbs or those dreaming of adding a pool for summer enjoyment.
Location advantages include:
• Just moments from three stunning beaches - Kianga Beach, Kianga Reef Beach, and Carters Beach
• Direct access to the Narooma to Dalmeny Cycleway for active lifestyle enthusiasts
• Part of the protected Batemans Marine Park, offering exceptional marine life viewing
• Easy walking distance to Kianga Lake's sanctuary zone
The vibrant coastal lifestyle awaits with:
• Regular bus services connecting you to neighboring towns
• Quick access to Tourist Drive 5, perfect for weekend exploring
• Close proximity to essential amenities in nearby Dalmeny and Narooma
• Excellent road connectivity via Dalmeny Drive
This peaceful pocket of paradise sits within a welcoming community of just over 700 residents, offering the perfect balance of coastal tranquility and convenience.
Inspect today.

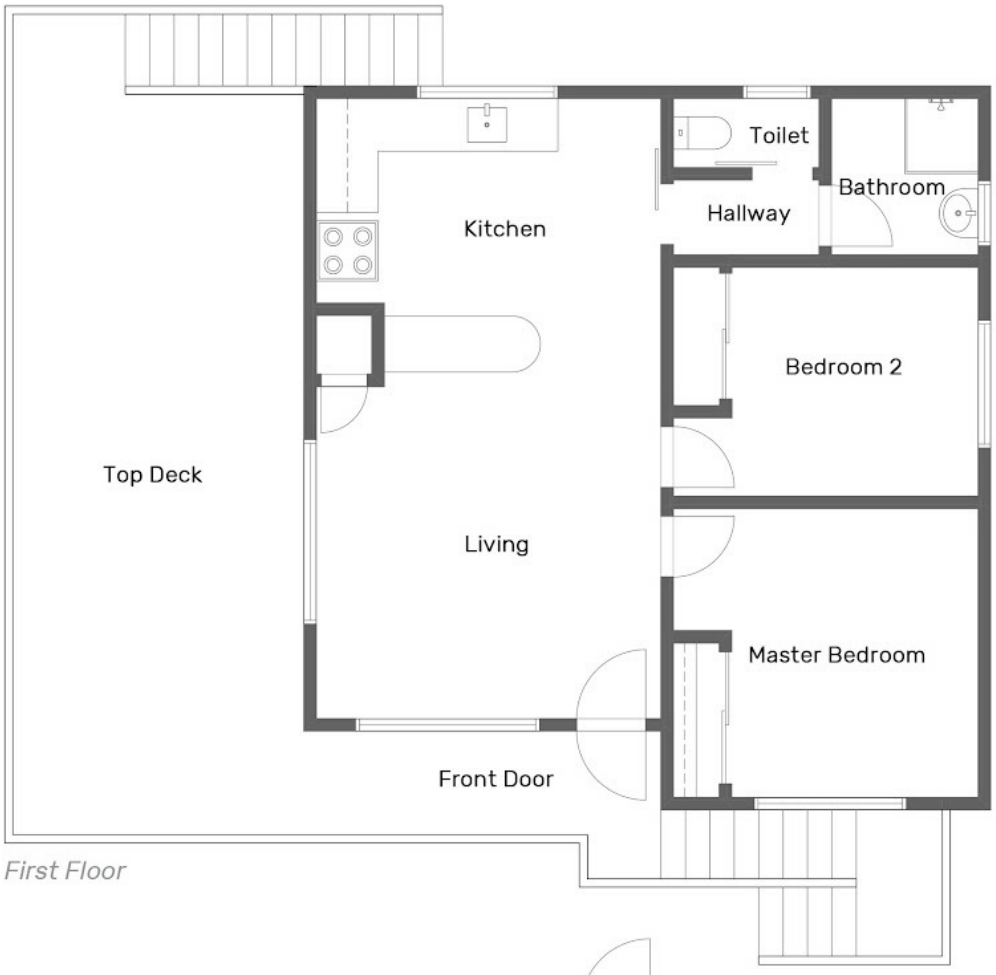
3 BED | 2 BATH | 0 CAR

PRICE:
$615,000

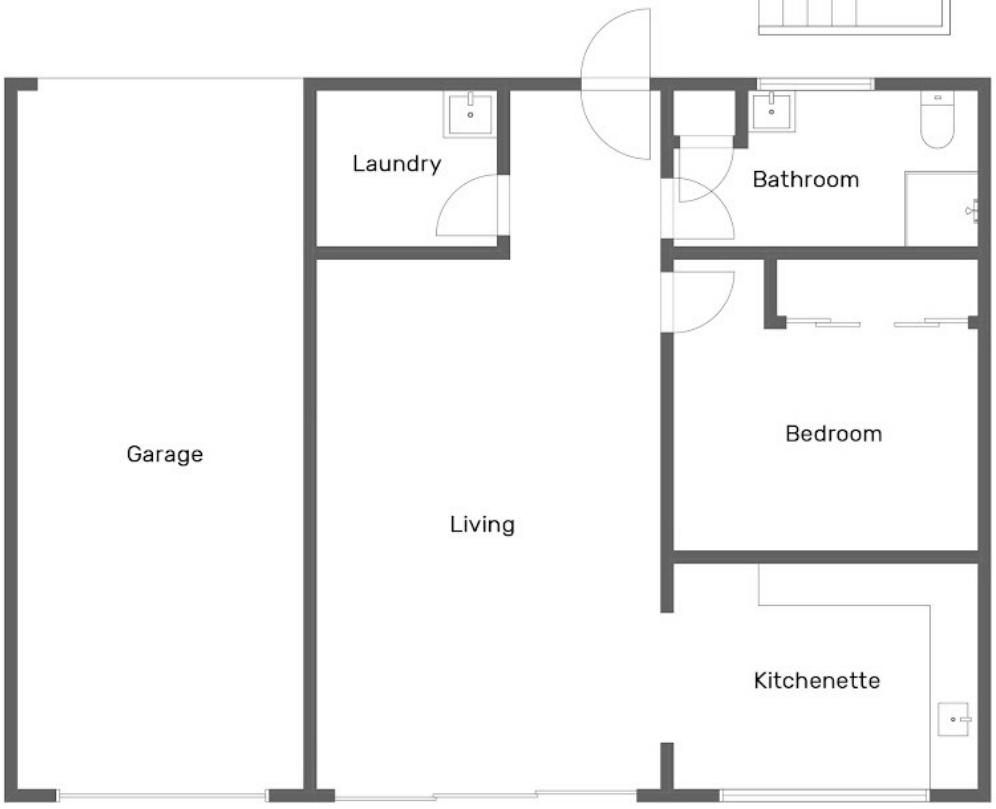
OPEN FOR INSPECTION:
N/A



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First Floor



Ground Floor

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position