

4 MONTAGUE AVENUE, KIANGA, NSW, 2546



# FOR SALE

## CUSTOM BUILDERS OWN HOME. JUST BEAUTIFUL !

The Ultimate Coastal Sanctuary: 4 Montague Avenue, Kianga  
Where Luxury Meets Versatility in a Builder's Own Masterpiece

Rarely does a home of this caliber, craftsmanship, and sheer scale hit the market in the beautiful coastal enclave of Kianga. Built to the exacting standards of a master builder as a private residence, 4 Montague Avenue is more than just a house; it's a statement in quality and thoughtful design. Situated just moments from the pristine shoreline, this property offers the perfect blend of high-end aesthetics and practical, multi-generational living.

### The "Wow" Factor: Space & Sophistication

From the moment you arrive, the attention to detail is evident. The heart of the home is a showroom-quality kitchen that would make any chef envious. Featuring premium finishes and a massive butler's pantry, it is perfectly positioned to anchor the open-plan living spaces.

**Builder's Own Home:** Exceptional structural integrity and high-end finishes throughout.

**Showroom Kitchen:** The ultimate hub for entertaining and daily life.

**Underground Garage:** An absolute rarity—a massive four-car underground garage providing secure parking, a workshop area, or a dream space for the car enthusiast and all the coastal toys.

**Flexible Living for the Modern Family**

The floor plan is designed for maximum versatility. With four spacious bedrooms, the layout caters perfectly to the evolving needs of a large family or those who love to host.

**Self-Contained Suite:** The downstairs level features a fully self-contained unit. This is a game-changer for those seeking:

Independent living for extended family or parents.

A private retreat for visitors and guests.

Premium extra accommodation options or a home-based business.

**Outdoor Oasis**

Step outside to your own private slice of paradise. Whether you're hosting a summer BBQ or enjoying a quiet morning coffee, the outdoor spaces are designed for year-round enjoyment.

4 BED | 3 BATH | 0 CAR

PRICE:

\$1,650,000

OPEN FOR INSPECTION:

May 23 at 12:30pm - 12:50pm



**Peter Smyth**

**0410444443**

[peter.smyth@atrealty.com.au](mailto:peter.smyth@atrealty.com.au)

[www.smythproperty.com.au](http://www.smythproperty.com.au)

Approximate floor area  
419 square metres  
Block Size 689sqm



Lower Level

All measurements are approximate and are intended as a guide only



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.