



**93 Montague Ave, Kianga**

clearwater  
REAL ESTATE



### Comfortable Home @ Kianga - Walk To Beach

"Sundari" - Backing onto a reserve is this comfortable three bedroom, one bathroom home located within a short walk to the beach and Kianga Point.

Features: Open plan living, dining & kitchen with lots of windows to catch the cooling summer breezes. Three good sized bedrooms with a central bathroom. There is a large covered deck at the rear with a smaller deck looking towards the ocean (with ocean glimpses). There is a double garage, easy care lawns and garden and a fenced yard for your favourite dog or children.

Location: Close to Mill Bay and a casual walk to Kianga Point which is an ideal vantage point to view the whales as they play (in season). You can enjoy the beach all year round and some good fish are caught here including salmon, tailor and bream.

Currently rented @ \$350 per week.

🛏 3 🗺 1 🚗 2 📏 854 m2

**Price** SOLD for \$475,000  
**Property Type** Residential  
**Property ID** 325  
**Land Area** 854 m2

#### Agent Details

Sam Sheather - 0478 004 088

#### Office Details

Clearwater Real Estate - Narooma  
 02 4476 4449



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.