



4 Belbowrie Parade, Maloneys Beach

## Sea Change Opportunity, low maintenance Coast Living - Only 125m to the Beach !

Imagine strolling along the beach every day; just 125m from your front door to the sand and the soothing sound of the waves. Designed for easy care and energy efficiency, this home is the perfect choice for retirees, holiday makers, or investors seeking a smart, low-maintenance coastal property, this well presented single-level home in Maloneys Beach ticks all the boxes. The perfect location, Maloneys Beach is celebrated for its peaceful streets and welcoming community. With ocean views from the front of the home, you'll enjoy both the lifestyle and the outlook.

Designed for comfort and practicality, the home offers garaging with additional workshop space, ideal for storing a small boat or trailer. Both garage doors are fitted with remote control access for added convenience.

Property Features:

- 3 bedrooms, all with built-in robes; master with private ensuite

3  2  2 

**FOR SALE**  
\$875,000

**AGENTS**

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**AGENCY**

LJ Hooker Batemans Bay  
(02) 4472 6455

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Ducted air conditioning throughout plus additional reverse cycle A/C in the formal living room
- Formal living room (with beach views) - previously used as a spacious 4th bedroom for guests  
Ceiling fans in 1st bedroom and informal living room.
- Tiled informal living room with cosy fireplace
- Plantation shutters
- Good size kitchen and separate dining room
- Glass sliding doors leading to the undercover entertaining area (Newly installed)
- Flat, low-maintenance 612m<sup>2</sup>; yard with plenty of space for a veggie garden
- 12kW solar system with Tesla battery storage
- Outdoor shower - perfect after a day at the beach

Holiday let appraisal:

Peak Season- \$2,100/wk

High Season - \$1,750/wk

Mid Season - \$1,400/wk

Low Season - \$1,050/wk

Permanent Rental appraisal: \$660-\$680/wk

Approximately 11mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2hrs to Canberra and around 3.5hrs to Sydney. It's time to make the sea change you've always dreamed of. Don't miss this opportunity-call today to arrange your inspection.

Council Rates: \$3,210 p.a.

Land Size: 612m<sup>2</sup>;

## MORE DETAILS

Property ID 12MYF8F  
Property Type House  
Land Area 612 m2  
Including Air Conditioning  
Fire Place  
Balcony  
Built-in-Robes  
Secure Parking  
Solar Panels  
125mtrs to the Beach

### **Karen Van Der Stelt 0413 221 504**

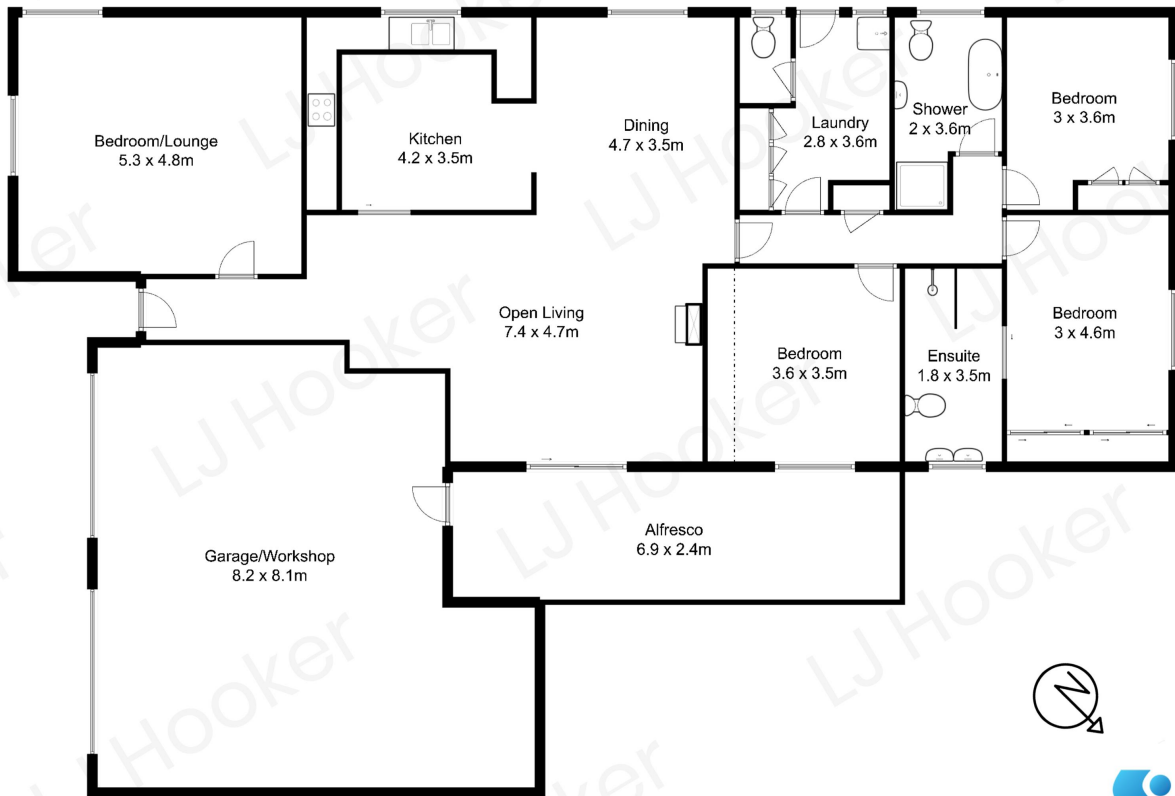
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### **LJ Hooker Batemans Bay (02) 4472 6455**

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Total Approximate Area  
254 square metres



All measurements are approximate and are intended as a guide only