



8 Belbowrie Parade, Maloneys Beach

Maloneys Beach Gem.....175m to Sand and Sea !

Feel the sea breeze and hear the gentle wavesjust 175 metres from your doorstep!

Set in the heart of the sought-after Maloneys Beach community, this much loved family holiday home of 41 years offers a rare chance to secure your own slice of coastal paradise.

Enjoy a glimpse of the ocean from the front verandah and imagine the possibilities on this level 642sqm block.

The easy-care single-level home features:-

- 3 comfortable bedrooms
- Combined bathroom/laundry plus separate toilet
- Light-filled sunroom off the kitchen - perfect as a second living space, rumpus or retreat
- Carport and wide side access for your boat, caravan or extra vehicles
- Low maintenance 642m2 flat block with garden shed for your beach toys and tools

You can choose to simply move in and enjoy the relaxed coastal vibe, renovate and make it your own, or build your two-storey dream home to fully capture the ocean views.

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.

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FOR SALE
\$749,000

AGENTS

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AGENCY

LJ Hooker Batemans Bay
(02) 4472 6455

LJ Hooker

Holiday let appraisal:

Peak Season - \$1,820/wk

High Season - \$1,470/wk

Mid Season - \$1,365/wk

Low Season - \$1,190/wk

Permanent rental appraisal: \$490-\$530/wk

Council rates: \$3,070/yr

Approximately 12mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 2 hrs to Canberra and 3.5hrs to Sydney. Opportunities like this in Maloneys Beach are as 'rare as hen's teeth'.

Don't miss your chance to live the beachside lifestyle you've been dreaming of!

MORE DETAILS

Property ID 10WXF8F
Property Type House

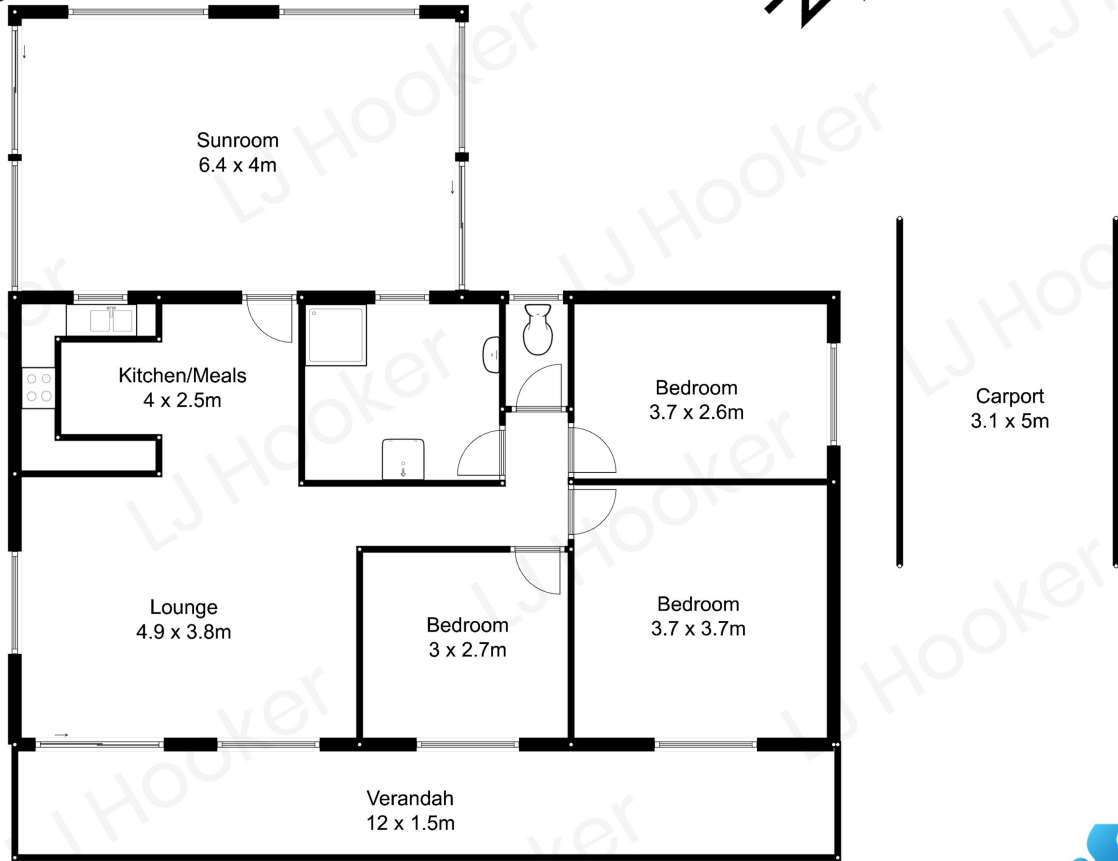
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Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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All measurements are approximate and are intended as a guide only