



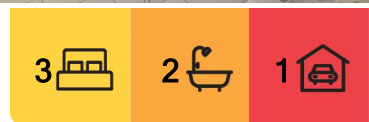
Maloneys Beach, 1/57 Maloneys Drive

The Beach Beckons - Price Reduction!!

If the smell of the sea and a short level walk of around 320m to get your feet in the water of a sheltered beach this easy-care property might just be the one. Being a duplex there are no strata fees to pay, each looks after their own side. The backyard is fenced and has room for your pets the front has easy street access and extra parking for your boat, van, or trailer.

The ground floor has a lock-up garage two bedrooms with robes, and a full bathroom with a separate laundry. Upstairs there is an open-plan living area leading onto the front covered patio. The main bedroom is at the back featuring an ensuite and built-in robes with its own patio to enjoy the early morning sun.

Maloney's Beach is a sought-after area being the northernmost area of Batemans Bay, it's around a 10-minute drive to the main CBD but has that relaxed holiday feel of being miles from the hustle and bustle. There is an abundance of beach walks or for the adventurous



For Sale
\$655,000

View
ljhooker.com.au/10DEF8F

Contact
Rob Routledge
0414 235 976
rroutledge.batemansbay@ljhooker.com.au



LJ Hooker Batemans Bay
(02) 4472 6455

Disclaimer: 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.

around a 100m away there is direct walking access to Murramarang National Park with tracks to plenty of private beaches and fishing spots that take you all the way to Durras. So, no matter if you are considering a holiday home with a lock up and leave option or a permanent home in a great environment this one is well worth considering.

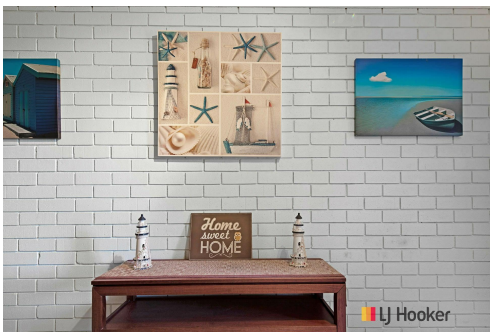
Permanent Rental Appraisal \$465 - \$495pwk
Council Rates - \$2,606.35/year

More About this Property

Property ID	10DEF8F
Property Type	House

Rob Routledge 0414 235 976
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
rroutledge.batemansbay@ljhooker.com.au

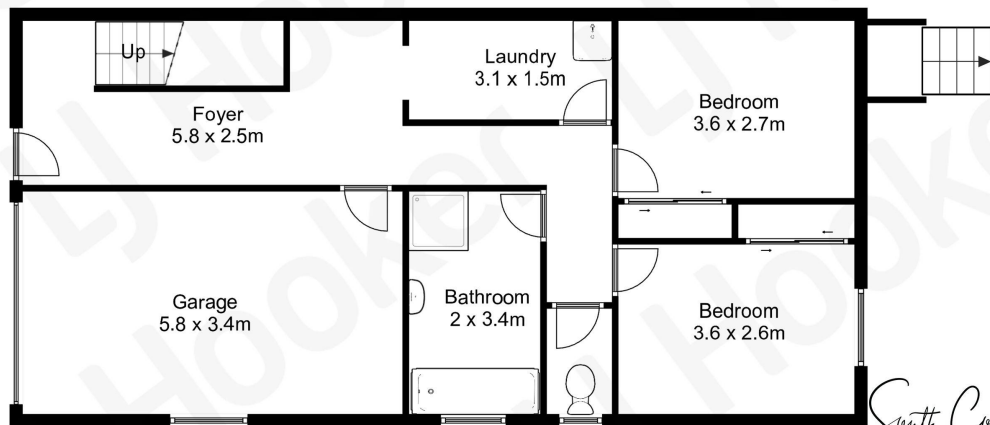
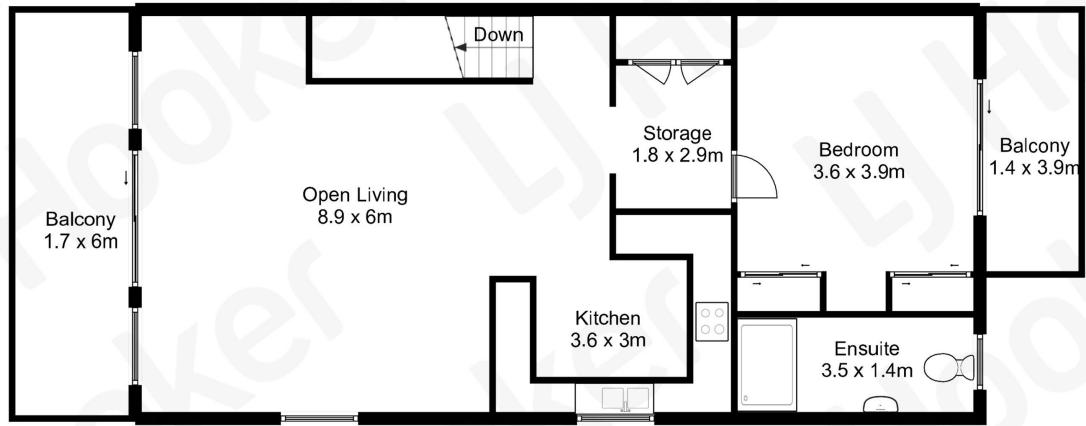
LJ Hooker Batemans Bay (02) 4472 6455
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au



Disclaimer: 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 Batemans Bay
(02) 4472 6455

Approximate
floor area
185 square metres



All measurements are
approximate
and are intended as a guide only

South Coast Pix
"Beautiful images of spaces and places"