



Malua Bay, 13 Youralla Avenue

Location just couldn't be better!

Location, location, location! this 3 bed ensuite home has plenty of plusses starting with where it is! so close to the boat ramp that you could nearly push the boat in from the house! let me list it's virtues

- Brick and tile, single level with a brick colour that is still a popular choice.
- Double garage with drive through, allowing access into the backyard for a vehicle/boat/trailer.
- Large undercover entertainment area
- Gate access behind the house to creek front reserve with access down to the beach
- Lots of storage, built in robes as well as walk through robe in master
- Dishwasher
- Separate dining area
- Fully fenced yard

Perfect beginners home or retirees downsizer. Inspection is through open homes at this stage. You couldn't build a brick and tile home for this kind of money, so what are you



For Sale
\$799,000

View
ljhooker.com.au/MC6F9Z

Contact
Karen Herrick
0417 990 014
karen.herrick@ljhooker.com.au



LJ Hooker Malua Bay
(02) 4471 2344

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.

waiting for.

More About this Property

Property ID	MC6F9Z
Property Type	House
Land Area	749 m2
Including	Toilets (2) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced induction stovetop pyrolytic oven drive through garage

Karen Herrick 0417 990 014

Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent |
karen.herrick@ljhooker.com.au

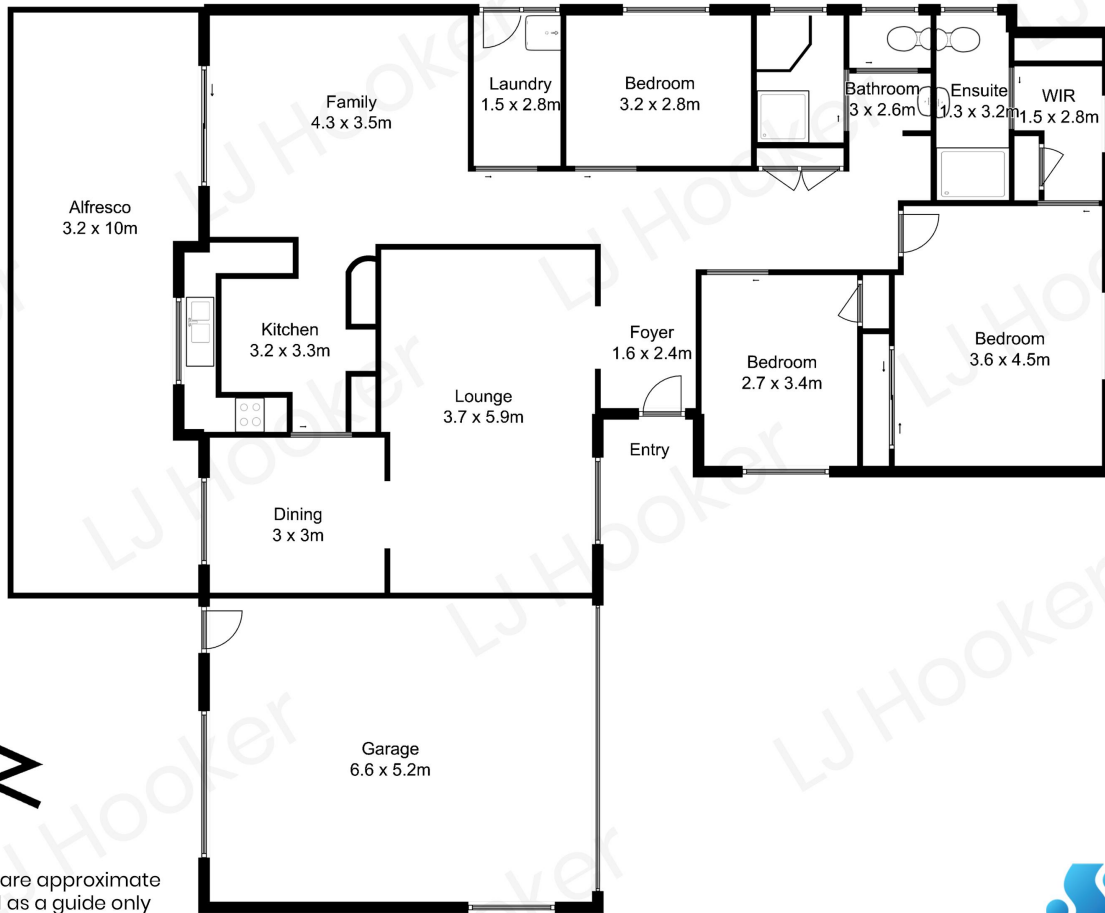
LJ Hooker Malua Bay (02) 4471 2344

Shop 1, 4 Kuppa Avenue, MALUA BAY NSW 2536
maluabay.ljhooker.com.au | maluabay@ljhooker.com.au



LJ Hooker Malua Bay
(02) 4471 2344

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.



All measurements are approximate
and are intended as a guide only

