

22 Ivy Place, Malua Bay

The moon looks bigger from here.

This architecturally designed top shelf property is first class all the way.
This house was built with only the best of materials, making it a superior family home. 4 bedrooms and a full office/study with built in desks and cabinetry, is perfect for the person that wants to run a business from home, or take that all out and you have a 5th bedroom.

Built to take full advantage of the land elevation, with the very best positioning. The house is North facing to accentuate the extraordinary mountain views which are framed and highlighted by your floor to cathedral ceiling, double glazed windows, that will make you feel like you're sitting on top the world as you survey your domain.

This is the address you have earned with all the hard work you have done, you deserve this spectacular home.

Other features include, one of the biggest ensuits you'll ever see, with a full remedial massage spa bath, ducted vacuumimg, ducted R/C air con, 5 kw back to grid solar, a kitchen big enough to make any cook smile and a large walk in linen press. 125,000Lt of tank water for the house and another 10,000L for the garden off the shed, and a large

4 2 9

FOR SALE
$1,400,000 - $1,450,000

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

AGENCY
LJ Hooker Malua Bay
(02) 4471 2344

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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dam in the bottom paddock means there are no worries about water. Sitting on 2.19H (5.4 acres approx.) of mostly cleared fully fenced land, with some bush area for the native wildlife, this is perfect for the horse owner or the person with a couple of sheep or a goat or 2... or if you just enjoy the elbow room to do some gardening and plant your favourite fruit trees and market garden.

Don't forget if you have the toys, you haven't been forgotten! there is a massive 9 car garage with 3 doors on one side and a drive through door on the other side, with an extra high roller door access for a big high canopy boat, motorhome or even the biggest caravan you can buy. There are 4 seperate access points to the land, 3 with farm gates.
Previously set up as a dog breeding kennel area, there are also some dog yards and runs still set up, but the area would suit many a hobby enthusiast or home business with its own gated entry.

Vendors are highly motivated to sell, so going to auction unless sold prior. Inspect soon.











MORE DETAILS

Property ID	ME2F9Z
Property Type	House
Land Area	2.196 hectare
Including	Study
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Spa
	Courtyard
	Deck
	Dishwasher
	Floorboards
	Workshop
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank
	Solar Hot Water
	mountain views
	fully fenced paddocks
	large dam
	9 car garaging
	dog yards and runs
	chook yard

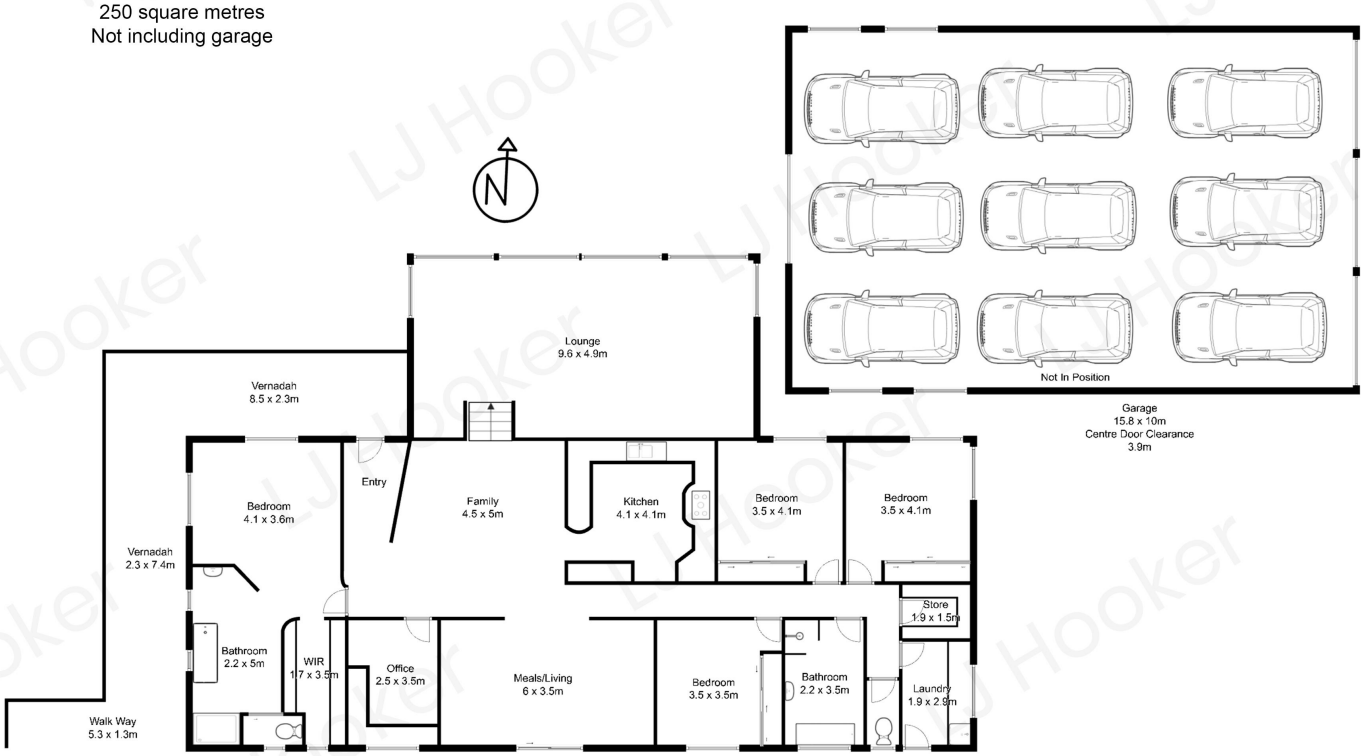
Karen Herrick 0417 990 014
Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent | karen.herrick@ljhooker.com.au

LJ Hooker Malua Bay (02) 4471 2344
Shop 1, 4 Kuppa Avenue, MALUA BAY NSW 2536
maluabay.ljhooker.com.au | maluabay@ljhooker.com.au

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Total Approximate Area
250 square metres
Not including garage



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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