



Malua Bay, 31 The Ridge Road

Don't Judge A Book By It's Cover!

This home looks very unassuming from the front, but it's not until you walk in the front door that all is revealed. What a beautiful surprise is thrust upon you. Modern and fresh with a large sunny open lounge dining area, high gloss Yellow Stringybark flooring, new kitchen with all the mod cons and a waterfall style breakfast bench. Off the living areas is a large North facing deck that makes you feel like you're sitting in a tree house while you lap up all the sun and survey your domain.

3 bedrooms and a bathroom completes the upstairs but there is a large sleepout with it's own entry and bathroom downstairs, which is perfect for when guests come stay, the home office or a hobby enthusiasts own space.

Also there is a large high carport out the front for your caravan, a large double garage with double carport out the back and plenty of room for the toys you want to keep.

The house currently uses tank water but with the flick of a switch you can convert back to town water if that is what you prefer.

Why not take a look, you too will be surprised by what this quality home has to offer.



For Sale
\$870,000- \$920,000

View
By Appointment

Contact
Karen Herrick
0417 990 014
karen.herrick@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 Malua Bay
(02) 4471 2344

Inspection is by appointment only.

More About this Property

Property ID	MCTF9Z
Property Type	House
Land Area	741.2 m2
Including	Air Conditioning Deck Dishwasher Floorboards Built-in-Robes Secure Parking Water Tank Yellow Stringy Bark flooring

Karen Herrick 0417 990 014

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

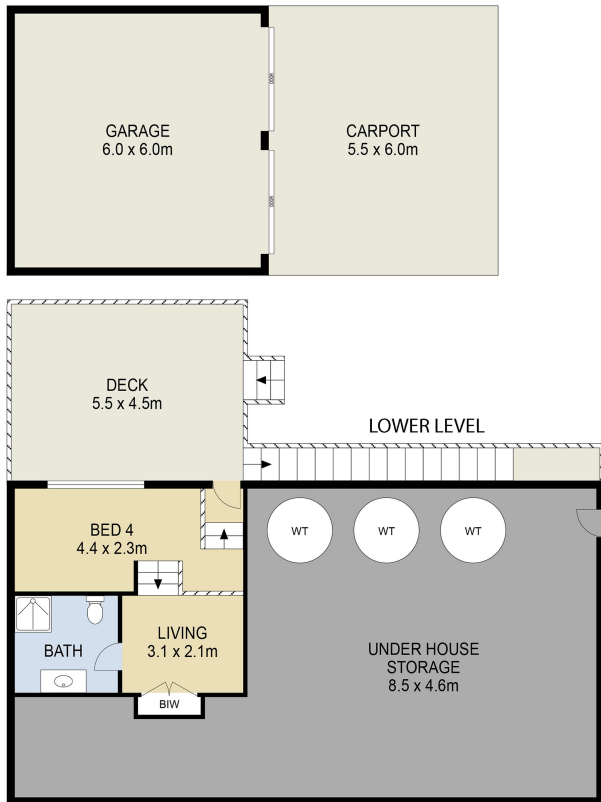
LJ Hooker Malua Bay (02) 4471 2344

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



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 Malua Bay
(02) 4471 2344**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

31 The Ridge Road, Malua Bay



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.