



33 Garagarang Street, Malua Bay

Your Coastal Lifestyle Starts Here

Welcome to 33 Garagarang Street, Malua Bay - a distinctive and versatile property offering ocean and island views towards Garden Bay, generous garaging and storage, and an enviable coastal lifestyle just moments from the beach.

Positioned in the popular and picturesque seaside community of Malua Bay, this home is approximately a 300m walk via the local public pathway to Malua Bay Beach (patrolled in Summer months), with convenience of the local shops and children's playgrounds/BBQ areas.

Whether you're searching for a permanent residence, holiday escape, or an astute investment, this property offers plenty of flexibility in one of the South Coast's most sought-after coastal locations.

A Home With Plenty of Room for the Toys

Distinctive and eclectic, the home has excellent street presence and outstanding practical features.

With side access on both sides of the property, (on the left-hand side,

3 2 2

FOR SALE
\$895,000

VIEW
By Appointment

AGENTS
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

AGENCY
LJ Hooker Batemans Bay
(02) 4472 6455

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a concrete driveway) which allow flexibility for vehicles, boats, caravans and additional storage. A double garage, with one side currently utilised as a home office and the other accommodating the car.

The ground floor also features a second bathroom and combined laundry, while around the side of the home you'll discover substantial storage beneath the expansive concrete deck.

And for those who need even more room, towards the rear of the generous 746m² block sits an additional 3.4m x 7.5m shed - perfect for the boat, caravan, workshop, beach gear and all the other 'toys' that come with enjoying the South Coast lifestyle.

Light-Filled Coastal Living

From the front stairs, step onto the timber deck where you can enjoy the refreshing sea breeze before entering the air-conditioned open plan living area.

The spacious kitchen enjoys a practical connection to the living space, while directly off this area is the truly impressive 5.8m x 8.4m solid concrete outside deck.

With ocean views and an enormous amount of entertaining potential, this outdoor area is ready to become the heart of the home - whether that means summer barbecues, family gatherings or simply relaxing with a glass of something cold while enjoying the coastal atmosphere.

The foundations are already in place for those looking to further enhance the home, with a previous owner having explored plans with Council for a potential extension. Power and water points are already positioned ready for connection, subject to the necessary approvals (STCA).

Back inside, this level provides two bedrooms, both with built-in wardrobes, conveniently positioned either side of the main bathroom.

The Loft Master Retreat

Upstairs, the master suite has a wonderful Swiss Chalet-inspired ambience, creating a private retreat away from the main living areas.

Complete with its own parents' retreat or private study area, this versatile space can be tailored to suit your lifestyle - whether you need a peaceful work-from-home zone, reading nook or simply somewhere to escape and unwind.

An Investment With Options

Currently leased permanently to lovely tenants who would be keen to remain, the property is returning \$570 per week until 24 February 2027, providing an attractive opportunity for the astute investor seeking a relatively straightforward, income-producing property.

Alternatively, the property could make an exceptional family holiday home, allowing you to enjoy it yourself while generating additional income when you're not using it.

Indicative holiday letting rates are:

- Peak Season: \$2,730 per week
- High Season: \$2,100 per week
- Mid Season: \$1,750 per week
- Low Season: \$1,740 per week

Holiday letting management can also be arranged, providing the

flexibility to enjoy your coastal getaway while having the property professionally managed when you're away.

Council rates: \$3,264/yr

Coastal Lifestyle, Convenient Location

Malua Bay offers the ideal balance of relaxed coastal living and accessibility, with the property approximately:

- 300m to Malua Bay Beach
- 10 minutes to Broulee Public School, Carroll College and St Peter's
- 15 minutes south to Moruya Airport
- 15 minutes north to Batemans Bay's shopping and cafe precinct, marina and foreshore
- Approximately 2 hours to Canberra
- Approximately 3.5 hours to Sydney

With some ocean views, outdoor spaces, substantial garaging and storage, a generous block, flexible living and strong investment potential, 33 Garagarang Street is a property that deserves your attention.

Whether you're looking for your next home, a coastal escape, or an income-producing investment, this one offers options.

Please note: A minimum of 48 hours' notice is required for all inspections, as the property is currently tenanted. Images depict virtual furniture to protect the privacy of the tenant.

Contact us today to arrange your inspection.

Disclaimer: All care has been taken in the preparation of this marketing material, and details have been obtained from sources we believe to be reliable. LJ Hooker do not however guarantee the accuracy of the information, nor accept liability for any errors. Interested persons should rely solely on their own enquiries and legal advice.

MORE DETAILS

Property ID	12YAF8F
Property Type	House
Land Area	746 m2

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
kvanderstelt.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



Total Approximate Area
290 square metres
Including deck, garage and workshop
Property includes
additional Shed 3.4 x 7.5m



All measurements are approximate and are intended as a guide only