



## Malua Bay, 33 Iluka Avenue

### Is Your Birthstone A Sea Shell?

Then you'll feel right at home sitting in your sunroom looking out across the blue blue sea, feeling the the Summer breeze push your hair around and tasting the ocean on your lips. Built originally in the late 1950's, this quirky 3 bedroom, A frame home has been the nest of Iconic Australian artist Maynard Waters for over 20 years.

This property exudes the character that you would expect of a seaside home, it boasts a large renovated kitchen, 2 bathrooms, single car garage with a dual drive way so you can park the caravan or boat.

Other features include timber floors, exposed beams and an upstairs sunroom and balcony that will have you enjoying your days off while enjoying a stunning water view.

other features include

- studio off the garage (would make a great extra sleepout)
- extremely private back yard with lovely gardens
- Large renovated kitchen and ensuite.
- Reverse cycle air con



**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.

**SOLD**

**LJ Hooker**

3

2

2

**For Sale**  
\$1,200,000

**View**  
[ljhooker.com.au/M9WF9Z](http://ljhooker.com.au/M9WF9Z)

**Contact**  
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**LJ Hooker Malua Bay**  
**(02) 4471 2344**

• smack bang in between the boat ramp at Mosquito Bay and Garden Bay Beach. A walk to either.

This is the opportunity to own something magical, don't let it be the one you let get away. Inspection by open home only on Saturdays unless otherwise organised. Contact Karen Herrick for more information.

## More About this Property

<b>Property ID</b>	M9WF9Z
<b>Property Type</b>	House
<b>Land Area</b>	607 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Balcony Deck Dishwasher Built-in-Robes

### Karen Herrick 0417 990 014

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

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