







4 Elford Way, Malua Bay

Modern Coastal Living in Malua Bay….Only 1km to the Beach & Shops !

Perfectly positioned in the idyllic and highly sought-after coastal suburb of Malua Bay, this modern home offers relaxed seaside living with everything you need just moments away.

Enjoy the convenience of being only 330m to the popular Club Malua, renowned for its fabulous menu and live entertainment. A leisurely 1km stroll takes you to the Malua Bay shopping village, beautiful sandy beach (patrolled during the summer months), and the superb foreshore playground and BBQ areas - perfect for family gatherings and relaxed coastal afternoons.

Surrounded by other quality homes in a peaceful neighbourhood, this well-appointed property offers comfort, convenience and easy living.

Property Features:
• 3 spacious bedrooms, all with built-in robes, including a master bedroom with walk-in robe and private ensuite
• Light-filled open plan living and dining area with reverse cycle air-conditioning and ceiling fan

3 2 1

FOR SALE
Price Range: $790,000-$810,000

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Interested parties must rely solely on their own enquiries.

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• Glass sliding doors opening onto the undercover alfresco area and rear patio - perfect for indoor/outdoor entertaining
• Modern kitchen with gas cooktop, electric oven, dishwasher and wide benchtop with breakfast bar
• Single lock-up garage with internal access
• Previously tenanted @ $550/wk - Currently vacant
• Built in 2016
• Easy-care 451sqm block

Conveniently located just 16 minutes to Batemans Bay's shopping, café precinct, marina and foreshore, with Canberra approximately 2 hours away and Sydney around 3.5 hours. Whether you're searching for the perfect sea-change lifestyle, a solid coastal investment, or a holiday home with income potential, this property presents a fantastic opportunity. You could even choose to have the home professionally holiday-managed while you're not using it.

Council Rates: $3,033 per year
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	12UAF8F
Property Type	House
Land Area	451 m2











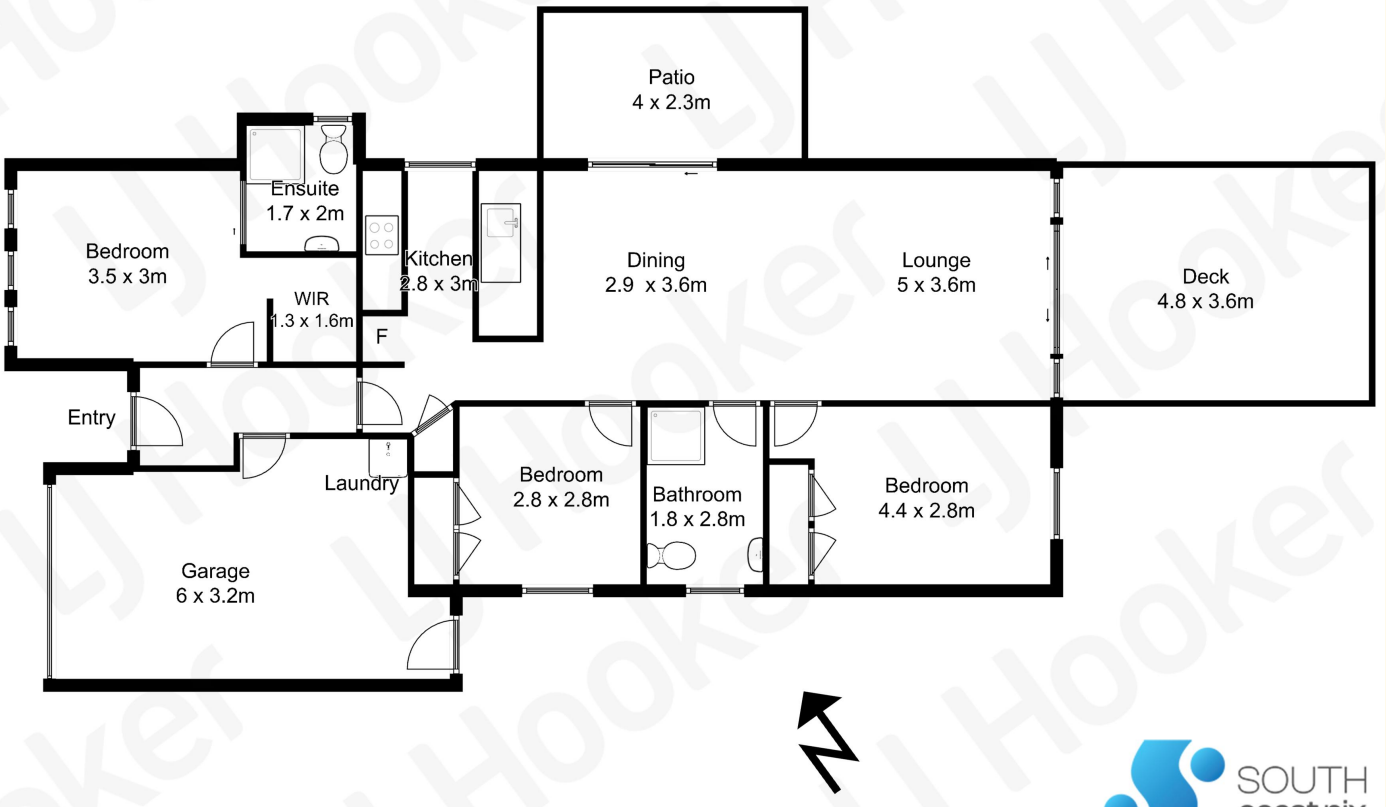
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Approximate floor area
146 square metres
Including garage, patio and deck



SOUTH coast pix

All measurements are approximate and are intended as a guide only

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