



56 Sylvan Street, Malua Bay

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## This is the house for all the family

Big but not ostentatious, this is amazing value! 6 bedrooms plus study (or 7th bedroom) media room, ensuite off the master. This home is a flat walk to the beach and shops, the kids could ride their bikes to pick up the fish and chips on a Saturday and you can easily walk just a few doors up and play bowls or have dinner at the Malua bay Bowlo.

Double garage with drive through for your trailer. Undercover entertainment area and great size yard for the kids.

But wait there's more! new kitchen, back to grid solar, reverse cycle aircon and large living dining area!

There is nothing more you need to do, this is the ultimate family home or the retiree that has all the kids and grandkids together at Christmas time. Or maybe you enjoy holidaying with friends or family, big enough to take everyone all at once. Get the kids into Nippers and yourself on the sand. Close to where it's all happening, call now to inspect.

**FOR SALE**  
\$1,125,000

### AGENTS

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### AGENCY

LJ Hooker Malua Bay  
(02) 4471 2344

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.

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## MORE DETAILS

Property ID M9QF9Z  
Property Type House  
Land Area 739 m2  
Including Study  
Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Grey Water System  
Water Tank  
Solar Hot Water  
NBN  
BIR in every Bedroom  
Drive through Garage

### Karen Herrick 0417 990 014

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

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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