







6 Buguri Crescent, Malua Bay

A Blue-Chip Masterpiece - Dual-Income with Two-Bedroom Granny Flat & Large Shed Combined Potential Rental Income of $1,260 per Week

Discover an exceptional opportunity to secure a near-new executive residence that combines premium coastal living with an attractive dual-income proposition. Set on a generous 953sqm parcel, this immaculately presented, three-year-young home offers sophisticated family living, a fully self-contained two-bedroom attached unit and a substantial powered shed - creating an outstanding opportunity for homeowners, investors or those seeking additional income.

The standout feature? Two potential income streams, with the attached two-bedroom unit already leased at $510 per week and the main residence offering an estimated rental appraisal of $750 per week. Together, this represents a potential combined rental income of $1,260 per week.

Step inside and immediately appreciate the quality, space and

5 3 2

FOR SALE
$1,395,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

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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thoughtful design that set this impressive property apart.

The main residence offers three oversized bedrooms, including a luxurious master suite complete with walk-in robe and private ensuite. Two additional bedrooms, both with built-in robes, are serviced by a beautifully appointed main bathroom, while a dedicated media room provides the perfect retreat for movie nights or relaxed family living.

At the heart of the home, the chef-inspired kitchen makes a statement with feature skylights, soaring 2.7m ceilings and a stunning 3.2m island bench finished with premium 20mm stone benchtops and a breakfast bar. Quality appliances include a five-burner gas cooktop and electric oven, complemented by a generous butler's pantry - creating a kitchen designed for effortless entertaining and everyday practicality.

The expansive open-plan living area flows seamlessly to an oversized undercover alfresco, where tranquil views towards the leafy bush escarpment create a relaxed setting for entertaining family and friends.

Outdoors, the generous 953sqm block features manicured lawns and gardens, plus a cleared gathering area ready for a firepit. A substantial new 9m x 5m powered shed provides excellent versatility for storage, hobbies, workshop use or additional space for those needing room to move.

Two Income Streams. One Exceptional Property.

Adding significant versatility and investment appeal, the attached two-bedroom unit is fully self-contained and thoughtfully designed to offer privacy and independence. With its own separate entrance, independent kitchen, living area, bathroom, laundry and fully fenced private courtyard, it is ideal for extended family, guests or long-term rental accommodation.
Full insulation between adjoining walls further enhances separation between the two residences, allowing occupants to enjoy their own space.
Importantly, the unit is currently tenanted at $510 per week, providing an established rental income from day one. With the main house offering an estimated rental potential of $750 per week, the property presents an exciting opportunity to generate combined rental income of approximately $1,260 per week.
Whether you are looking to live in the main residence while benefiting from supplementary rental income, accommodate extended family, or explore the potential of leasing both dwellings, this property offers flexibility rarely found in a home of this calibre.

Outstanding Features
•Dual-income potential: Combined estimated rental income of $1,260 per week ($65,520 annually), subject to rental appraisal and market conditions.
•Attached two-bedroom unit: Fully self-contained, with separate entry, private fenced courtyard and independent facilities.
•Established rental income: Unit currently tenanted at $510 per week.
•Main residence: Three oversized bedrooms, including master suite with walk-in robe and ensuite.
•Dedicated media room: An additional living space for family enjoyment.
•Impressive kitchen: Premium 20mm stone benchtops, 3.2m island bench, five-burner gas cooktop, electric oven and butler's pantry.
•Comfort and space: 2.7m ceilings and ducted zoned reverse-cycle air conditioning.
•Indoor-outdoor living: Expansive open-plan living and oversized undercover alfresco.
•Large powered shed: New 9m x 5m shed, ideal for storage, hobbies

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or workshop use.
•Generous grounds: 953sqm block with manicured lawns, established gardens and a dedicated firepit area.

An Outstanding Coastal Lifestyle
Perfectly positioned to enjoy the best of the South Coast, the property is just 700m from award-winning Club Malua, offering live entertainment, a bistro, bar, bowls and a popular kids' club.

Malua Bay Beach, patrolled during summer, is only 1.3km away, with local dining, parks, playgrounds and everyday conveniences close at hand.
Families will appreciate being approximately seven minutes from Carroll College and St Peter's Anglican College (K-12), while the vibrant waterfront precinct of Batemans Bay - with its shopping, cafés, marina and foreshore - is around 12 minutes away.

With Canberra approximately two hours away and Sydney around 3.5 hours away, this location offers the perfect balance of coastal tranquility and convenient accessibility.

Why Build When You Can Buy Near-New?
Combining executive finishes, generous proportions, a separate two-bedroom income-producing unit and a large powered shed, this is a property that delivers on both lifestyle and investment potential.

Move straight in, enjoy the coastal lifestyle and explore the benefits of dual-income living. Opportunities offering this level of quality, flexibility and income potential are rarely found.
Call today to arrange your private inspection and discover the possibilities for yourself.

Council Rates: $3,681 per annum

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	12QXF8F
Property Type	House
Land Area	953 m2











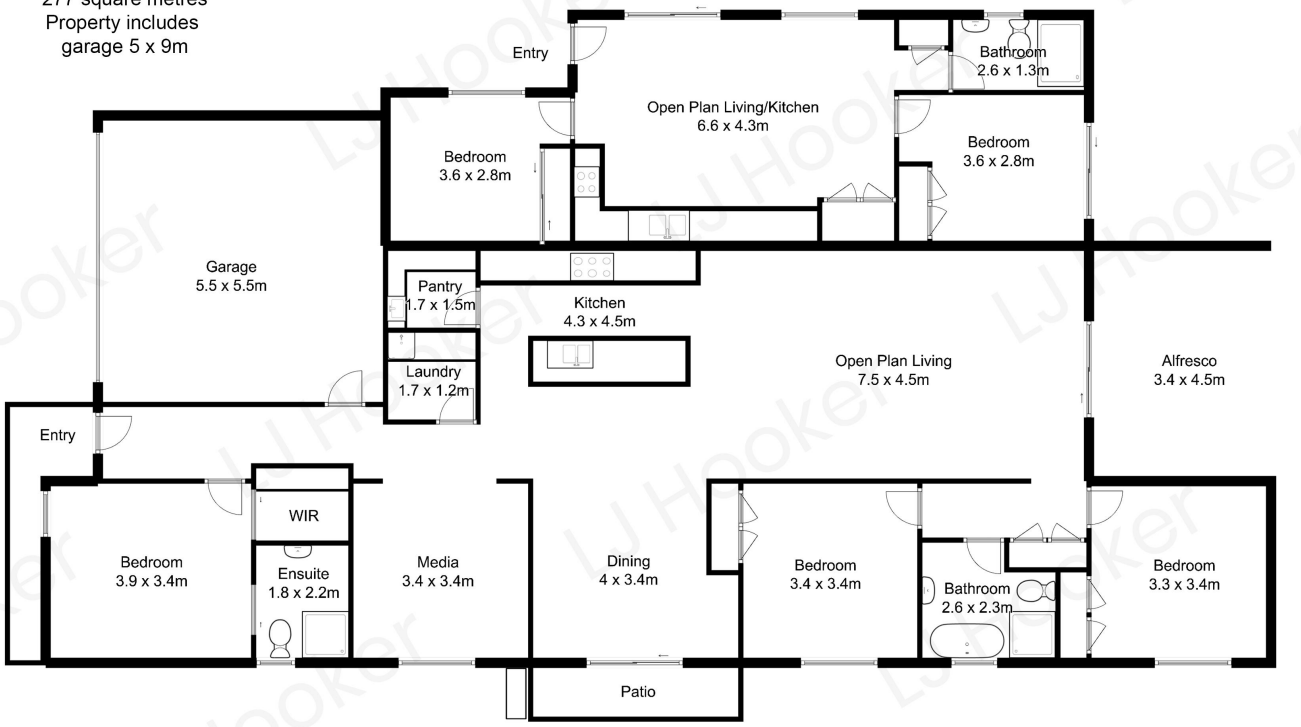
Karen Van Der Stelt 0413 221 504
Licensed Real Estate Agent / Auctioneer / Stock & Station Agent | kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay (02) 4472 6455
Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au

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Total Approximate Area
277 square metres
Property includes
garage 5 x 9m



All measurements are approximate and are intended as a guide only

SOUTH coast pix

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