






6 Buguri Crescent, Malua Bay

## A Blue Chip Masterpiece - With 2 bedroom Granny flat & Large Shed

Step inside and instantly feel the "prize home" difference. Immaculately refined and crafted to an exceptional standard, this executive residence-just three years young-showcases a level of style and sophistication that's rarely offered in today's market.

The main home delivers an impressive and thoughtful layout, featuring three oversized bedrooms, including a luxurious master suite complete with walk-in robe and private ensuite, while two additional bedrooms, both with built-in robes, share a beautifully appointed main bathroom. A dedicated media room provides the perfect space for movie nights or relaxed retreat. At the heart of the home, a true chef's kitchen shines beneath feature skylights and soaring 2.7m ceilings, centered around a stunning 3.2m island bench with 20mm premium stone tops and breakfast bar. Quality appliances include a 5-burner gas cooktop with electric oven, complemented by a generous butler's pantry-creating a seamless entertainer's dream.

Flowing effortlessly beyond the living space, the expansive open-plan lounge opens to an oversized undercover alfresco area framed by

5  3  2 

**FOR SALE**  
\$1,395,000

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

tranquil views toward the leafy bush escarpment. Nestled on a commanding 953m<sup>2</sup> parcel of land the grounds include manicured lawns and gardens as well as a cleared gathering space ready for a firepit, there is also a new 9m x 5m powered shed, ideal for storage, hobbies or workshop use.

Adding extraordinary value and privacy, the two-bedroom apartment/granny flat enjoys a separate entrance, full insulation between adjoining walls, independent kitchen, living, bathroom, laundry and its own fully fenced courtyard-perfect for visitors, extended family, or rental income. The benefits don't stop there, the unit is currently leased by a wonderful tenant at \$510 per week, this is a home that rewards you with immediate dual-income potential without compromising on lifestyle or privacy.

Features Include:

- Granny flat 2 bedrooms - Fully self contained with separate entrance and private courtyard (leased to wonderful tenant @ \$510/wk) (Rental appraisal of main house \$750/wk)
- Main Home 2.7m high ceilings
- Ducted zoned reverse cycle a/c
- Stone bench tops in Kitchen with butler's pantry
- Media room
- Undercover alfresco
- 9m x 5m Powered Shed
- 953m<sup>2</sup> block

Perfectly positioned, enjoy the convenience of being just 700m from Award Winning Club Malua, offering outstanding facilities including live entertainment, bistro, bar, bowls and a popular kids club. Malua Bay Beach (patrolled in Summer) is only 1.3km away, alongside local dining, parks, playgrounds and everyday conveniences. Families will appreciate being just 7 minutes from Carroll College or St Peter's Anglican College (K-12), and only 12 minutes to the vibrant waterfront hub of Batemans Bay's shopping, caf&#xE9;, marina and foreshore precinct. With Canberra only 2 hours away and Sydney around 3.5 hours, this location strikes the perfect balance between serenity and accessibility. Why build when you can buy a near-new, turnkey masterpiece?

There is quite simply nothing left to do. Move in, relax and start living the lifestyle you deserve. Properties of this caliber are a rare find. Call today to book your private inspection!

Council Rates: \$3,681/yr

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

**Karen Van Der Stelt 0413 221 504**

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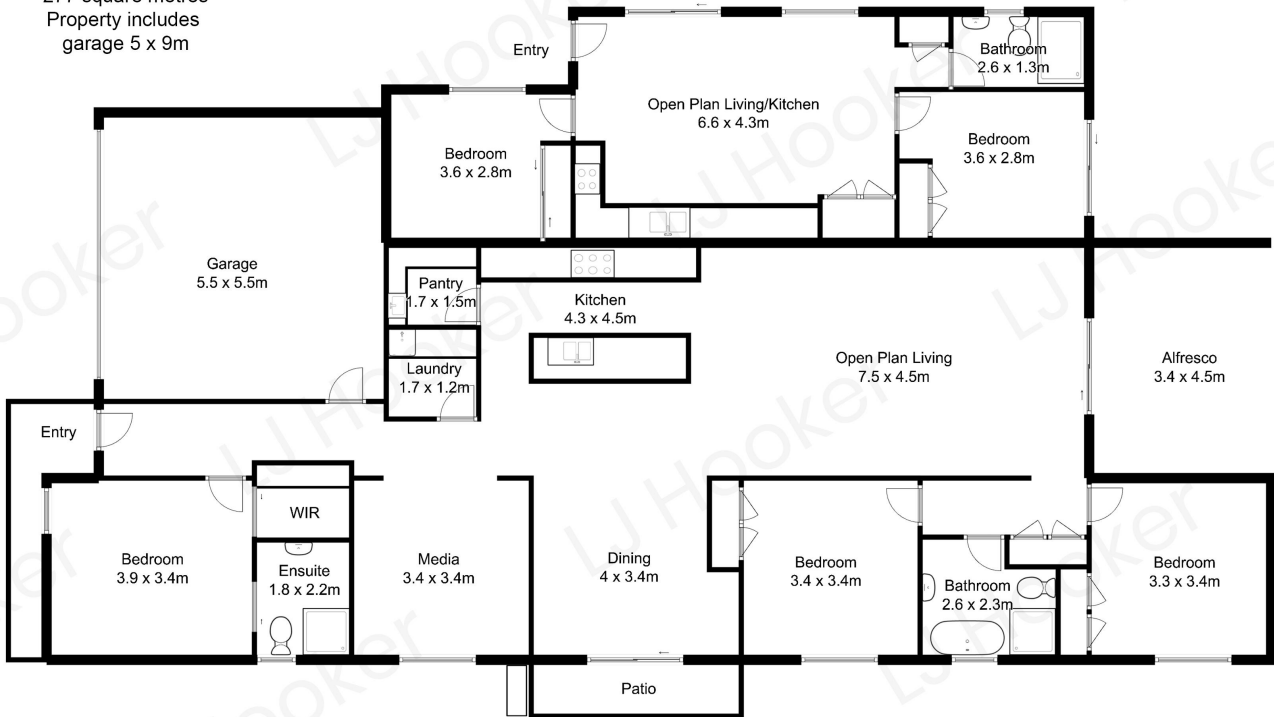
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Total Approximate Area  
277 square metres  
Property includes  
garage 5 x 9m



All measurements are approximate and are intended as a guide only

