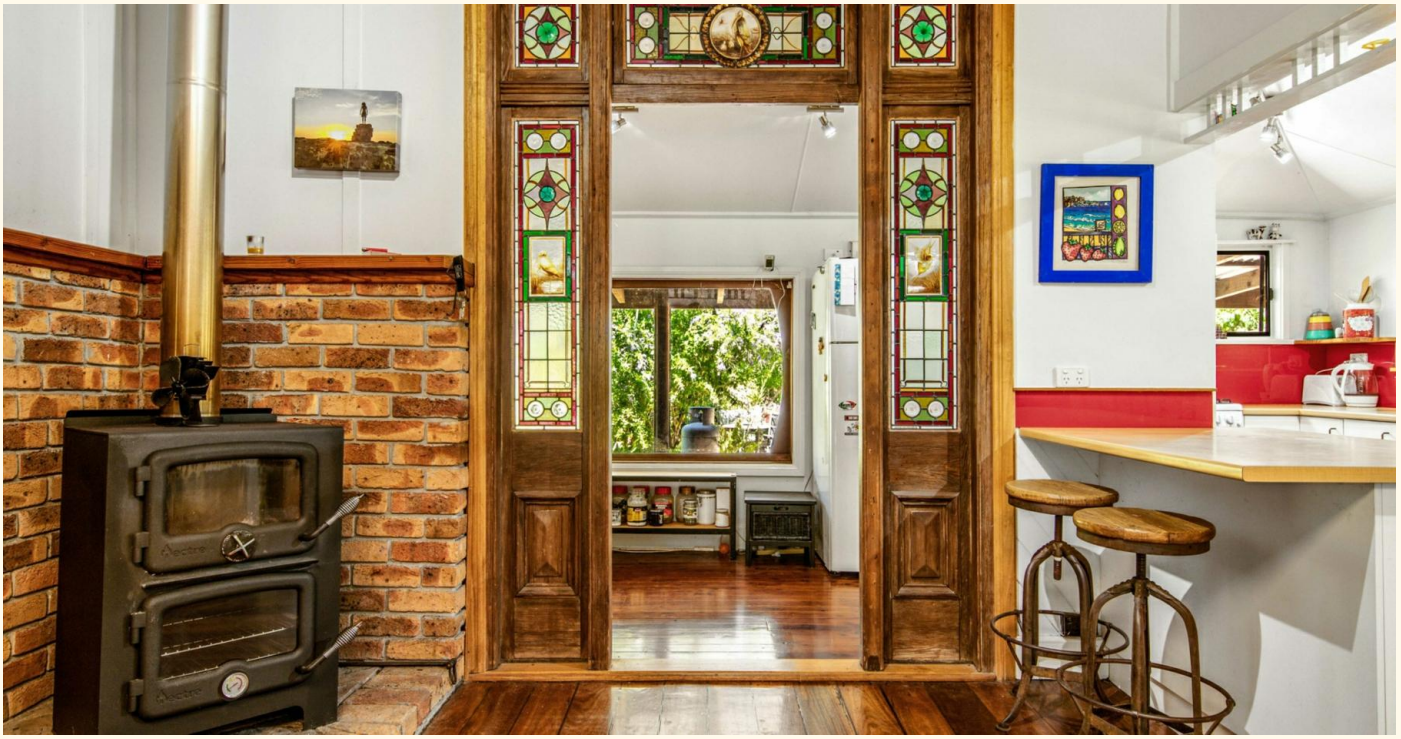








748 The Ridge Road, Malua Bay

It's sell time! Declared reserve $995,000

The possibility of owning 2 Ha (approx 5 acre) of private paradise, could be yours for under 1 million dollars. Vendors are selling and you just might be buying so there's no smoke and mirrors here, the reserve is declared for full transparency.
This home is not the ordinary, so if you're looking for an environment that nurtures your escapism, encourages your creativity and develops vision and originality, this could be for you.
This 3 bedroom, 2 bathroom home is not the cookie cutter style project home that the majority look for, this home has history and character embodied in charm as its roots.

The house originally started out life as the old Batemans Bay Post Office which was cut in half and transported to its current position in 1984. It still retains features such as the fat hardwood floor boards and the bedrooms extended out under the original verandah line that the post office bought with it. Over time it was of course added onto, to fit with current living expectations and now boasts large living areas and a floor plan that offers easy living, bringing the inside to outside with an enclosed sunroom and a N/West facing verandah to enjoy your evenings on.

3 2 6

AUCTION
Sat 21st Nov @ 2:00PM

VIEW
Wed 21st Oct @ 12:00PM - 12:30PM

AGENTS
Karen Herrick
0417 990 014
karen.herrick@ljhooker.com.au

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.

LJ Hooker

Other features include, a fantastic lined guest room which these owners have used as a music room, but with the 22 power points in there, it could be enjoyed by any kind of hobby enthusiast! A garage that can fit 4 small cars or 3 cars with a large workspace area, double carport, shedding, large chook run, rustic BBQ area and potting shed for the gardener and don't forget the dam that has an electric pump allowing access from the 7 house taps. 60,0000 litres of tank water for house, and a concrete driveway from the main road which is tarred to the entry.

School buses come to the top of the block so the kids can just walk down the driveway and if you're a biking enthusiast you could ride your Mountain Bike straight down to Wimbie Beach or the impressive and very popular Mogo Trails. Although the property isn't fenced, a horse owner may like the proximity to Surf Beach Pony Club or the bush trails out the back of Dunns Creek Road and Deep Creek for riding but the block is essentially a bush block that has cleared areas. A horse owner would need to improve it to suit.
Going to auction unless sold prior











MORE DETAILS

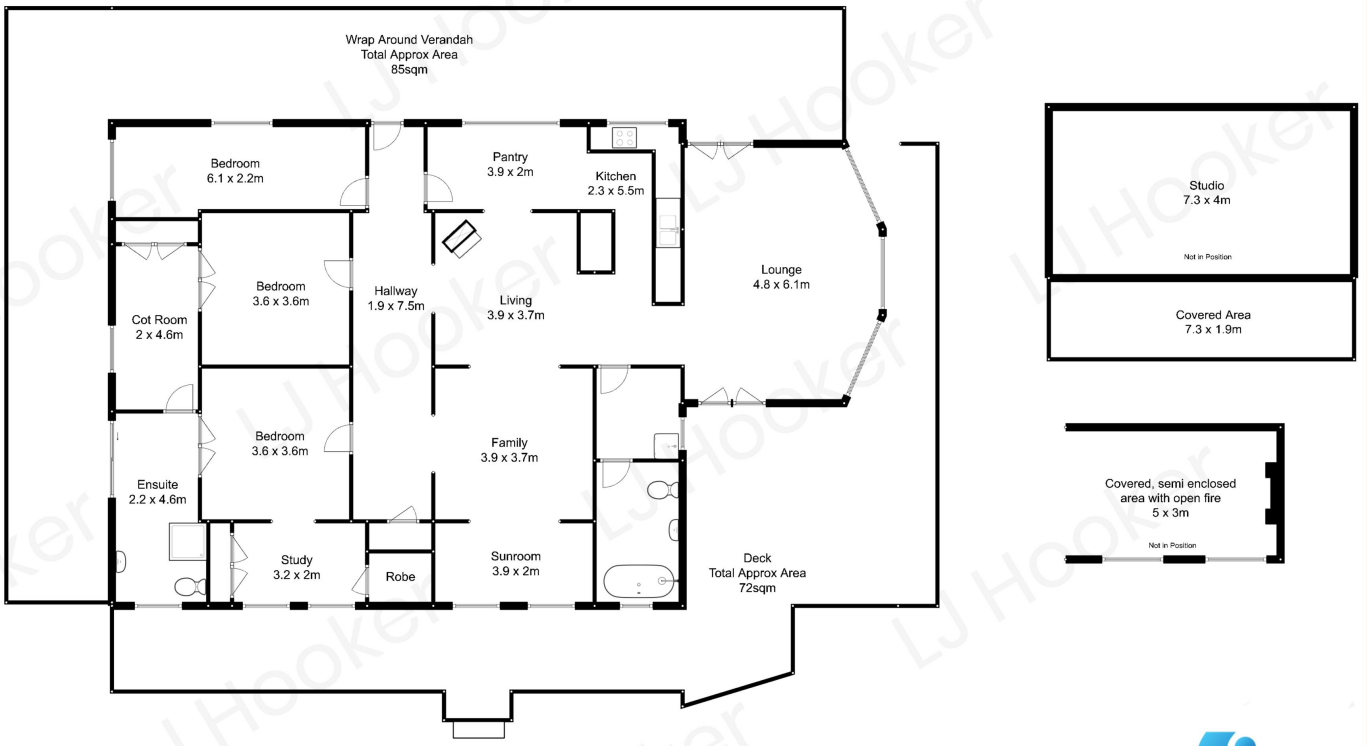
Property ID	MDWF9Z
Property Type	House
Land Area	2.03 hectare
Including	Study
	Toilets (2)
	Deck
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Water Tank
	800 mega litre dam
	electric pump from dams to taps
	music room guest accomodation
	combustion fire

Karen Herrick 0417 990 014
Licensed Real Estate Agent | Auctioneer | Licensed Stock & Station Agent | karen.herrick@ljhooker.com.au

LJ Hooker Malua Bay (02) 4471 2344
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Total Approximate Area
House: 200 square metres
excluding verandah and deck
Studio+covered area: 43 square metres
Property includes Shed 7.5 x 9m + carport 6.1 x 5m



All measurements are approximate and are intended as a guide only

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