



Malua Bay, 9 Tallawang Avenue

Malua Bay Hideaway..... Nestled in Nature

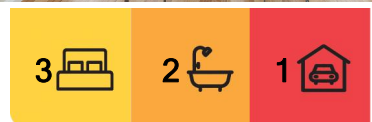
Welcome to 9 Tallawang Avenue in the beautiful coastal suburb of Malua Bay. This relaxing 3-bedroom, 2-bathroom holiday home is now available for sale, offering a comfortable and ambient living space for you and your family. Imagine at night just listening to the calming sounds of waves crashing on the beach.

The spacious downstairs bedrooms provide ample room for rest and relaxation, while the 2 bathrooms offer convenience and comfort. With a lock up garage for the car, secure parking will never be an issue.

Internal stairs take you to the A/C living area which is perfect for entertaining guests or enjoying cozy family nights in. The kitchen is equipped with all electric appliances, making cooking a breeze. The high ceilings with exposed beams adds a touch of a 'Retro beach feel' to the interior design, while the wrap-around deck provides a peaceful spot to enjoy the surrounding nature and leafy scenery.



Disclaimer: 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.



For Sale
\$898,888

View
ljhooker.com.au/1205F8F

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LJ Hooker Batemans Bay
(02) 4472 6455

Situated just a short 330m stroll to the sign that says 'Pathway to the Beach' or down to the end of the street 400m past the Malua Bay shops to the Beach. So close to many local amenities including IGA, bottle shop, award winning butcher, hair & beauty, and the locally famous Raymond's Chinese Restaurant to name a few.

This property reflects excellent value for such a desirable home in this sought-after location.

Holiday Let Appraisal

Peak Season - \$2,310/wk

High Season - \$1,680/wk

Mid Season - \$1,365/wk

Low Season - \$1,120/wk

Permanent Rental Appraisal: \$495-\$515/wk

* Furniture can be included. (NB: Bedroom photos depict virtual furniture).

Council Rates: \$2,963/yr

Block Size: 607m2

Whether you're looking for a permanent residence or a holiday home, this property offers everything you need and more. Only 12mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 16mins to Moruya airport with regular flights through REX Regional airlines, 2hrs to Canberra and 3.5hrs to Sydney.

Don't miss out on the opportunity to make this house your dream home. Call for an appointment at your earliest convenience !

More About this Property

Property ID 1205F8F

Property Type House

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
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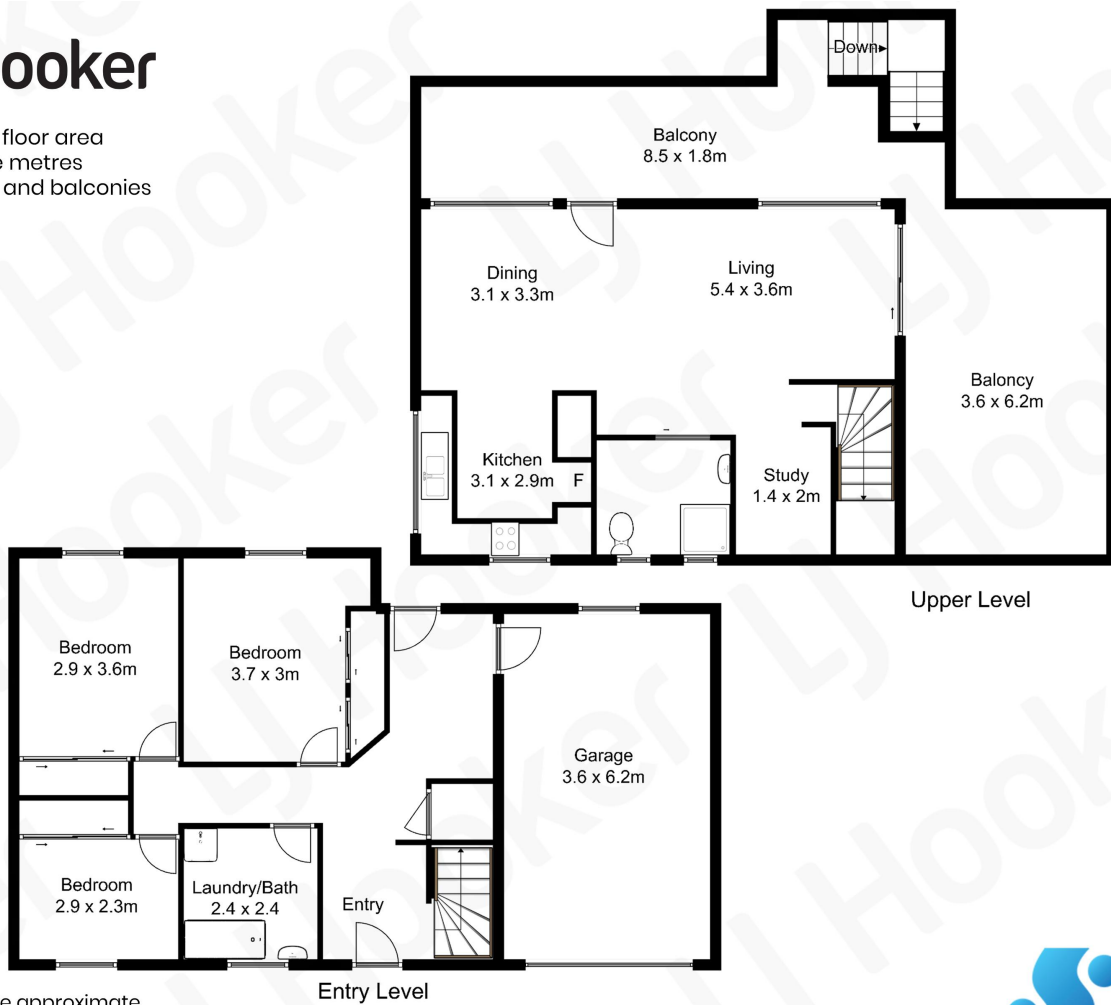
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All measurements are approximate
and are intended as a guide only