



Malua Bay, 1/16 Kuppa Avenue

Absolute Beachfront, Spectacular Views & Blue Chip Location!

This absolute beachfront property in a boutique complex of six offers an unrivaled coastal lifestyle with spectacular, never to be built out, ocean views. Positioned just 35 metres from Malua Bay Beach (patrolled in Summer) it sits at the end of a cul-de-sac, providing plenty of exclusivity.

Designed for effortless beachside living, the ground floor entry leads to two generously sized bedrooms, both with built-in robes that flow onto a private patio, perfect for enjoying the sea breeze and of course, ocean views. There is also a living room or additional guest accommodation and private bathroom.

Upstairs, floor-to-ceiling glass windows and doors capture breathtaking, uninterrupted ocean and beach views from the living room which open onto a spacious top-floor balcony—an ideal spot to relax and take in the scenery or just watch and listen to the waves



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
\$929,000

View
ljhooker.com.au/12F0F8F

Contact
Karen Van Der Stelt
0413 221 504
kvanderstelt.batemansbay@ljhooker.com.au

LJ Hooker Batemans Bay
(02) 4472 6455

crashing. The open-plan kitchen and dining area create a light-filled, airy space, complemented by a second bathroom and a rear balcony.

A hidden pull-down ladder in the kitchen provides access to a large loft with standing room, offering valuable roof space storage. The convenience continues with an open car space, while local shops, just 100 metres away, ensure all essentials are within easy reach.

With its prime beachfront position, stunning views, and thoughtful design, this townhouse is a rare opportunity to secure a low-maintenance, coastal retreat in a highly sought-after location.

Holiday let appraisal:

Peak Season - \$1,750/wk

High Season - \$1,470/wk

Mid Season - \$1,190/wk

Low Season - \$ 980/wk

Permanent Rental: \$480-\$500/wk

Body Corp: \$1,400/qtr

Council Rates: \$2,940/yr

Malua Bay is a popular, idyllic location only 12mins to Batemans Bay shopping and café precinct, marina and foreshore 2hrs to Canberra and 3.5hrs to Sydney.

The property is being offered for the first time in 36yrs! Properties like these are 'rare as hens teeth'. Call to arrange an inspection and breathe in the lifestyle!

NB: This property has the option of being sold fully furnished.

More About this Property

Property ID 12F0F8F

Property Type House

Karen Van Der Stelt 0413 221 504

Licensed Real Estate Agent / Auctioneer / Stock & Station Agent |
kvanderstelt.batemansbay@ljhooker.com.au

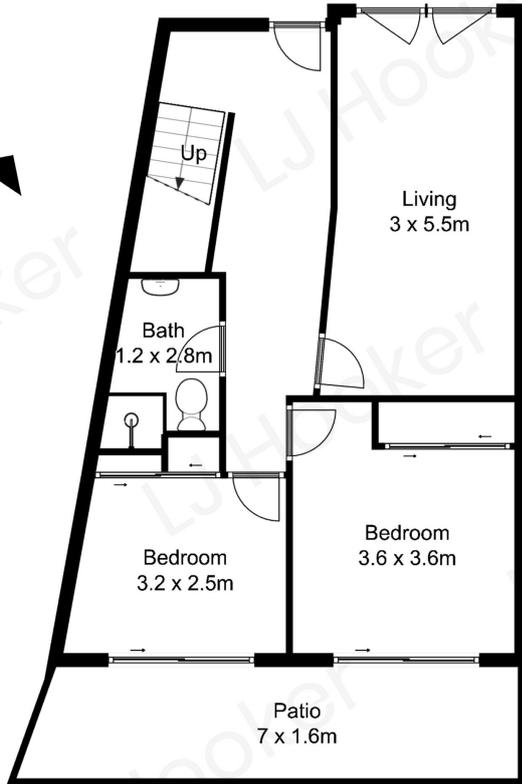
LJ Hooker Batemans Bay (02) 4472 6455

Cnr Beach Road & Orient Street, BATEMANS BAY NSW 2536
batemansbay.ljhooker.com.au | batemansbay@ljhooker.com.au

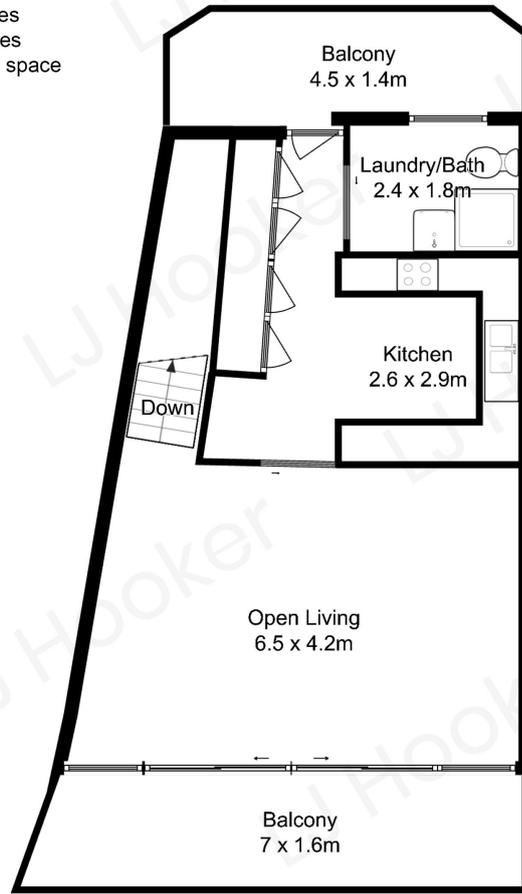


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Entry Level



Upper Level

All measurements are approximate and are intended as a guide only

