

**103 Maloneys Drive, Maloneys Beach, NSW 2536**



**House For Sale**

Thursday, 26 October 2023

103 Maloneys Drive, Maloneys Beach, NSW 2536

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 668 m2**

**Type: House**



Karen Van Der Stelt

**\$795,000**

Welcome to 103 Maloneys Drive, Maloneys Beach! This charming 2-bedroom, 1-bathroom house is the perfect opportunity for those seeking a peaceful coastal lifestyle. The secure parking ensures the safety of your vehicle, providing peace of mind. Fully renovated this property offers a comfortable and convenient living experience. Boasting a land area of 668 sqm, this home is ideal for those who appreciate space and privacy. This is an excellent investment opportunity, a great home to live in, or the perfect holiday home located only a flat 700m walk or bike ride to the beach or 360m stroll to the convenience store and takeaway if you don't feel like travelling too far. Step inside and be greeted by the warm and inviting atmosphere of this home which has both a touch of modern elegance and functionality. Enjoy the outdoors with the spacious undercover alfresco looking out over the leafy escarpment, perfect for relaxing and taking in the beautiful surroundings offering a tranquil and serene backdrop for your daily activities. The kitchen is well-equipped with quality electric appliances making meal preparation a breeze. The living room provides ample space for relaxation and entertainment. Surrounded by nature, this property offers a peaceful escape from the hustle and bustle of life. \* Beautifully renovated throughout. \* Built in mirrored robes and fans in both generous size bedrooms. \* Reverse cycle A/C in living area. \* Keypad entry on front door. \* 668m<sup>2</sup> block with garden shed. \* Large undercover deck. \* Lock up garage/workshop. \* Plenty of room for the boat or caravan. Holiday let appraisal: Peak Season - \$2,415/wk High Season - \$1,995/wk Mid Season - \$1,680/wk Low Season - \$1,190/wk Permanent rental appraisal: \$450-\$480/wk Council rates: \$2,780/yr Maloneys Beach itself is surrounded by the beautiful Murramarang National and walking tracks. Approximately 8mins to Batemans Bay shopping and cafe precinct, marina and foreshore. 2hrs to Canberra and only 3.5hrs to Sydney. Don't miss out on this fantastic opportunity! Contact me today to arrange a viewing at your earliest convenience.