

**13 Mallabula Road, Mallabula, NSW 2319**

**Raine&Horne.**

**House For Sale**

Tuesday, 21 November 2023

13 Mallabula Road, Mallabula, NSW 2319

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 803 m2**

**Type: House**



Louise Highnam  
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**\$700,000 - \$750,000**

This is a prized opportunity to secure your own slice of paradise within a peaceful and private enclave of Mallabula. Perched on a generous 803sqm lot, this home boasts three bedrooms, one bathroom and a separate lounge/family room with an additional dining space. The kitchen is a good-size and connects to the dining and living room, both with split system reverse cycle air conditioning while outside is an entertainers dream with a covered alfresco area and a salt water inground swimming pool; great for entertaining family and friends. For added convenience, two bedrooms have built-in robes, easy laundry access and main bathroom with a separate bath, shower and toilet. The fully fenced backyard is pet-friendly, complemented by manicured gardens with a spear point irrigation system, solar panels for energy efficiency and a garden shed. Additional storage is provided by a double lock-up shed and two carports with side access for boats, caravans, or trailers providing convenience and flexibility. Nestled within a tranquil cul-de-sac, the residence enjoys a hushed ambiance, bordered by a lush bushland reserve while being close to Rookes Point, Caswell Reserve and the Billy Beach Off-Lead Dog Exercise Area. Embrace a convenient lifestyle with shops, schools and the heart of Tanilba Bay just moments away. For further details and to arrange a viewing, contact Louise Highnam today. Every care has been taken to verify the accuracy of the information contained in this advertising copy but no warranty (either expressed or implied) is given by Raine & Horne or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the proposed purchase of the property.