

**21 Zions Avenue, Malabar, NSW 2036**



**House For Sale**

Thursday, 18 April 2024

21 Zions Avenue, Malabar, NSW 2036

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



Conor Howard  
0410788959



Cameron Airlie  
0410560961

## Auction 11th May

Backing Rubie Reserve playground and just moments from the edge of Randwick Golf Course, this generously sized land parcel offers a sensational redevelopment opportunity in one of the South-East coastal regions most loved seaside communities. Capturing spectacular views that stretch from Malabar to Bondi, this magical coastal setting offers the ultimate spot to create your dream home or redevelop as a dual occupancy (STCA). Just 450m from Malabar ocean pool, this enviable location puts scenic headland walks, village shops, schools and the lapping shores of Malabar Beach all just steps away.

- 15.6m frontage, 613.4sqm mostly rectangular block
- North facing and capturing fresh breezes off the sea
- Currently a dual level 3 bedroom home with garage
- Upper level with national park, ocean and cliff views
- Huge potential, be inspired by surrounding rebuilds
- Create your dream family home/add a duplex (STCA)
- Steps to the greens and bistro at Randwick Golf Club

Water Rates: \$171.41 per quarter  
Council Rates: \$782.81 per quarter  
Disclaimer: Photos provided are from a previous campaign. All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.