

25 Yugura Street, Malua Bay, NSW 2536



Sold House

Monday, 14 August 2023

25 Yugura Street, Malua Bay, NSW 2536

Bedrooms: 4

Bathrooms: 2

Area: 753 m2

Type: House

\$1,200,000

Where else can you find a custom-designed beach house that is just over a year old and an easy flat walk to the beach? They are so hard to come by, especially in Malua Bay and that is what led my owners to purchase this position - originally as a 70's beach shack before they designed this stunning home. Set on a 753sqm flat corner block with a beautiful Northwest aspect inviting all day sun, you could not have found a better position for this project. Their creative flair and keen eye for detail have resulted in a one of a kind design with far too many features to list. For this reason, I have created a detailed fact sheet so you can truly appreciate the thought that has gone into this property. Their vision was easy beachside living with all the convenience of a modern home. They gutted the original property back to the frame and built on the rest of this spacious four-bedroom design. As soon as you walk into the property the high ceilings and natural light will captivate you. The modern kitchen is spacious with custom benchtops and a large full butler's pantry. A second spacious living is positioned on the north side of the home to create a beautiful space for relaxing with a movie. The master is a real feature of the design, set upstairs like a parent's retreat it is huge and has its own sun-filled balcony with filtered water views, a beautiful ensuite, and a walk-in robe. A large timber deck accessed from the kitchen and second lounge borders the Northwest side of the home and features all-day sun. Laze around with a book, entertain with friends and family whilst the sea breeze reminds you just how close you are to the beach. Over and above what is already completed is DA approval for a double garage. Their vision did not stop there, and they commissioned additional plans for a self-contained 1-bedroom studio and plunge pool to really finish this off as a resort style property with room for family and guests - Plans supplied on enquiry. To secure a position comparable to this with a full modern build you would have to buy an old beach house for a knock down rebuild. These days older style homes are still fetching up to \$800 000 without views in this location. With the rising cost of building, it's easy to do the math and see the opportunity being presented here. Call me today to arrange your inspection and experience it for yourself... **For those curious to know more, send an enquiry through realestate.com or Domain for a full fact sheet, plans, contract, and rental appraisals - check junk if not received as it is an automated response**