

**3/3 Adams Avenue, Malabar, NSW 2036**



**Apartment For Sale**

Wednesday, 17 April 2024

3/3 Adams Avenue, Malabar, NSW 2036

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Conor Howard  
0410788959



Cameron Airlie  
0410560961

## Auction 11th May

Perched atop one of Malabar's most elevated points, this coastal treasure beckons you to embrace the laid-back beachside lifestyle. Offering a flexible layout, this property is an ideal fit for downsizers and professional couples. Revel in the opulence of a rooftop retreat designed for entertaining, where you can lose yourself in the awe-inspiring 360-degree vistas that stretch before you. This tranquil haven boasts a pergola, a convenient built-in barbecue, and an expansive entertainment deck, ensuring endless enjoyment. Immerse yourself in the epitome of coastal elegance as you rediscover the charm of this abode, complete with its warm natural oak flooring, a stylish contemporary kitchen, and a dedicated laundry space. Begin each morning captivated by the mesmerizing spectacle of sunrise and the panoramic views of the ocean visible from both the living area and the luxurious master suite.

**Key Features:**

- Private Rooftop Haven with Unmatched 360-Degree Views.
- Elegant Natural Oak Flooring Throughout
- Sleek Modern Kitchen and Separate Laundry
- Unrivalled Coastline Vistas
- Intimate Boutique Complex of Only Four Residences
- Strata Approved for Lift Installation

Water: \$205.00 per quarter  
Council: \$418.00 per quarter  
Strata: \$400.00 per quarter

Disclaimer: 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.