

# 46 Bilga Crescent, Malabar, NSW 2036

## House For Sale

Monday, 6 November 2023

46 Bilga Crescent, Malabar, NSW 2036

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 4**

**Type: House**



Ken Smith

0417218437

## For Sale

Boasting a stunning view overlooking Ella Reserve Playground and just a brief stroll away from Malabar Beach, this privately constructed residence presents an outstanding opportunity for those looking to renovate and update the spacious current floor plan. Alternatively, you can move in right away and relish the home's comforts until you're prepared to infuse your personal style and enhancements. Nestled in one of Malabar's most sought-after areas, this property is encircled by other prestigious and opulent homes.

Features: -An exceptional opportunity to embrace the coveted Malabar lifestyle and its peacefulness -Ideal for families seeking immediate occupancy or renovation prospects -Enjoy district and ocean views from the top floor -Multiple living spaces complement the family-friendly layout -Double lock-up garaging, and room for two more cars in the driveway -Generous land parcel with a 21-meter frontage spanning a total of 533.6 square meters -Conveniently located near local bus services, parks, cafés, and dining options -Proximity to scenic trails within the picturesque Malabar Headland National Park -Just moments from Randwick Golf Club, Malabar Ocean Pool, Little Bay Beach -Easy access to Malabar Beach and the lifestyle offerings of Little Bay -Falling within the catchment of Malabar Public School and providing convenient access to the CBD

Water Rates: \$173.29 p.q. approx  
Council Rates: \$390.29 p.q. approx  
Land Size: 533.6 sqm approx

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.