

9 Tallawang Avenue, Malua Bay, NSW 2536



House For Sale

Tuesday, 26 March 2024

9 Tallawang Avenue, Malua Bay, NSW 2536

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Karen Van Der Stelt

\$898,888

Welcome to 9 Tallawang Avenue in the beautiful coastal suburb of Malua Bay. This relaxing 3-bedroom, 2-bathroom holiday home is now available for sale, offering a comfortable and ambient living space for you and your family. Imagine at night just listening to the calming sounds of waves crashing on the beach. The spacious downstairs bedrooms provide ample room for rest and relaxation, while the 2 bathrooms offer convenience and comfort. With a lock up garage for the car or in this case the boat, secure parking will never be an issue. Internal stairs take you to the A/C living area which is perfect for entertaining guests or enjoying cozy family nights in. The kitchen is equipped with all electric appliances, making cooking a breeze. The high ceilings with exposed beams adds a touch of a 'Retro beach feel' to the interior design, while the wrap-around deck provides a peaceful spot to enjoy the surrounding nature and leafy scenery. Situated just a short 330m stroll to the sign that says 'Pathway to the Beach' or down to the end of the street 400m past the Malua Bay shops to the Beach. So close to many local amenities including IGA, bottle shop, award winning butcher, hair & beauty, and the locally famous Raymond's Chinese Restaurant to name a few. This property reflects excellent value for such a desirable home in this sought-after location. Holiday Let Appraisal Peak Season - \$2,310/wk High Season - \$1,680/wk Mid Season - \$1,365/wk Low Season - \$1,120/wk Permanent Rental Appraisal: \$495-\$515/wk* Furniture can be included. (NB: Bedroom photos depict virtual furniture). The owner is also generously including their much loved (pre-used) 4.9m tinnie boat and trailer (unregistered) so you can head out with the family for a spot of fishing or just a day in the water, this home provides the whole 'Coastal Holiday Experience'. Council Rates: \$2,963/yr Block Size: 607m² Whether you're looking for a permanent residence or a holiday home, this property offers everything you need and more. Only 12mins to Batemans Bay shopping and cafe precinct, marina and foreshore, 16mins to Moruya airport with regular flights through REX Regional airlines, 2hrs to Canberra and 3.5hrs to Sydney. Don't miss out on the opportunity to make this house your dream home. Call for an appointment at your earliest convenience !