

33 Garagarang St, Malua Bay, NSW 2536

\$1,000,000

House 3  2  1 



## Beach, Views & Income

Perfectly positioned in the heart of Malua Bay, this solid brick home captures warm sunshine and sweeping water views across to Tollgate Island. Designed for relaxed coastal living, the open plan layout flows effortlessly to multiple outdoor entertaining zones, while the established tenancy provides immediate income and peace of mind for investors.

**Open for Inspection**

By Appointment.

Whether you're enjoying your morning coffee on the front deck, entertaining under the expansive rear alfresco, or taking a short stroll to the sand at Garden Bay or Malua Bay Beach, this is a home that delivers lifestyle and opportunity in equal measure.

### Property Highlights

- \* Sun filled brick home with a desirable north facing aspect
- \* Open plan living and dining capturing water and island views
- \* Undercover front deck perfect for relaxing and taking in the outlook
- \* Huge rear alfresco area ideal for entertaining family and friends
- \* Side access for vehicles, boats or caravans
- \* Freestanding garage/shed offering excellent storage or workshop space
- \* Quality tenants already in place and happy to continue their lease
- \* Easy walk to beaches, coastal paths, and local conveniences
- \* Close to supermarket, chemist, cafes, restaurants, takeaway, Club Malua and Malua Bay Surf Club

This is an outstanding opportunity to secure a well positioned coastal home with stunning views, excellent outdoor living, and reliable rental income, all within one of our most loved beachside communities.

### Listed By

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