South Coast Property Specialists
5/534 George Bass Drive,
Malua Bay NSW 2536

53 Illabunda Dr, Malua Bay, NSW 2536

$2,250,000

House 5 3 2









Breathtaking Ocean Views & Approved Dual Occupancy

Some properties are special, and then there are properties like this. Perfectly positioned in beautiful Malua Bay, this one of a kind residence combines breathtaking, never to be built out ocean views with an approved dual occupancy design, offering an exceptional opportunity for permanent living, holiday enjoyment or year round investment income.

Open for Inspection

By Appointment.

North east facing and thoughtfully designed across two distinctive levels, the home offers an abundance of character, architectural features and multiple living zones. From the upstairs and downstairs living areas to the generously sized bedrooms, the spectacular ocean outlook is a constant feature, with views enjoyed from almost every easterly facing part of the home.

There is a real sense of individuality throughout, with beautifully crafted bay windows adding charm and character, while a completely separate billiard room provides the perfect setting for entertaining friends, enjoying a game or simply unwinding on those long summer evenings.

The approved dual occupancy configuration offers outstanding flexibility. Enjoy the entire property as one substantial coastal home, or take advantage of the separate downstairs accommodation to generate year round rental income while keeping the upper level as your own private holiday retreat.

The generously proportioned bedrooms are impressive across both levels, while the main bedroom is complemented by a WIR and dual access ensuite, adding both comfort and practicality.

Step outside and the lifestyle opportunities are just as impressive. With Pretty Point Bay directly across the road, swimming, snorkelling, fishing and diving are all at your fingertips. The nearby Munjip cliffside walking trail also offers a spectacular coastal walk right on your doorstep.

Convenience is another standout, with Malua Bay village shopping centre close by, offering a supermarket, surf club, Club Malua, bottle shop, restaurants, butcher, cafes and takeaway options.

Property highlights

* Approved dual occupancy offering excellent flexibility and income potential
* Desirable north east facing aspect

Listed By
Bill Nugent
Phone: (02) 4771 2283

Listing Number: 3563193

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.