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

## 9 Youralla Ave, Malua Bay, NSW 2536

**Sold - $810,000**

House 3 2 2









# Single Level Living in Malua Bay

Set in a peaceful position backing directly onto reserve, this well presented three bedroom brick and tile home offers easy, single level living in the heart of Malua Bay.

Inside, the home features three comfortable bedrooms, two bathrooms and a practical layout designed for relaxed coastal living. Reverse cycle air conditioning ensures year round comfort, while the double garage and additional carport provide plenty of space for vehicles, boats or storage.

**Open for Inspection**

By Appointment.

Outdoors, there's plenty to enjoy with a front covered alfresco area, a welcoming front patio nestled amongst established gardens, and side vehicle access leading through to the backyard.

For boating enthusiasts, the nearby Mosquito Bay boat ramp is just seconds away, while your morning coffee and breakfast are just as close, with the popular 366 Café only a hop, skip and a jump from your front door.

With reserve outlook, water glimpses, excellent vehicle accommodation, outdoor entertaining and the convenience of single level living, this is a home that ticks all the boxes for permanent living, a coastal escape or a smart investment.

Come and see why this one deserves your attention.

**Listed By**
Bill Nugent
Phone: (02) 4771 2283

Listing Number: 3544018

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.