



8 Excelsa Court, MALONEYS BEACH, NSW 2536

Coastal Family Living with Pool, Studio and Space to Grow

Discover relaxed coastal living in one of Maloneys Beach's most peaceful cul de sacs. Just a short, flat stroll from the sand, this spacious home offers the perfect mix of comfort, lifestyle and potential, ideal for families, holiday makers or anyone dreaming of a sea change.

Set on a fully fenced block, the property includes a solid three bedroom, two bathroom home plus a separate self contained studio with its own bathroom and kitchenette, perfect for guests, extended family or a creative workspace.

Inside, the main residence feels welcoming and full of character, featuring high ceilings, warm timber finishes and generous proportions throughout. Multiple living zones include a large games room, open plan lounge and dining area, and a classic timber kitchen ready for your personal touch.

Step outside and you'll discover a private tropical setting that's already full of character and charm. With the established gardens, deck and pool as a base, there's plenty of scope to add your own style and create a truly beautiful outdoor haven. A thatched spa hut, large shed and plenty of off street parking, including a wide double carport behind secure gates, complete the picture.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 121P0678

SALE DETAILS

\$985,000

CONTACT DETAILS

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Maloneys Beach is loved for its quiet streets, resident kangaroos and calm swimming beach. Here, you can enjoy the best of coastal living with Batemans Bay's cafes, shops and schools just minutes away. And lets not forget about the Murramarang National Park and Walk just down the road!

This property is packed with value and opportunity. Move in, make it your own and enjoy the coastal lifestyle you've been dreaming of.

Key Features:

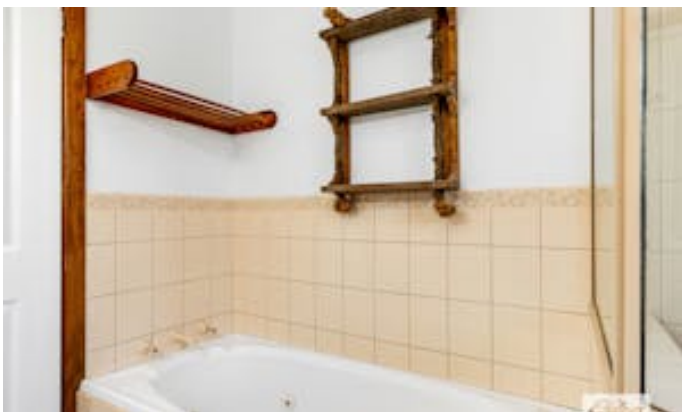
- Three bedrooms and two bathrooms in the main home
- Separate self contained studio with kitchenette and bathroom
- Large inground swimming pool and tropical gardens
- Games room, open plan living, woodfire heater
- Covered outdoor entertaining area and spa hut
- Double carport plus additional shedding
- Fully fenced, level 964m2 block in quiet cul-de-sac
- Flat walk to Maloneys Beach and local reserve
- Just 10 minutes to Batemans Bay town centre

DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.

Other features: Carpeted, Pool

- Land Area 964.00 square metres
- Building Area: 195.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 4
- Ensuite







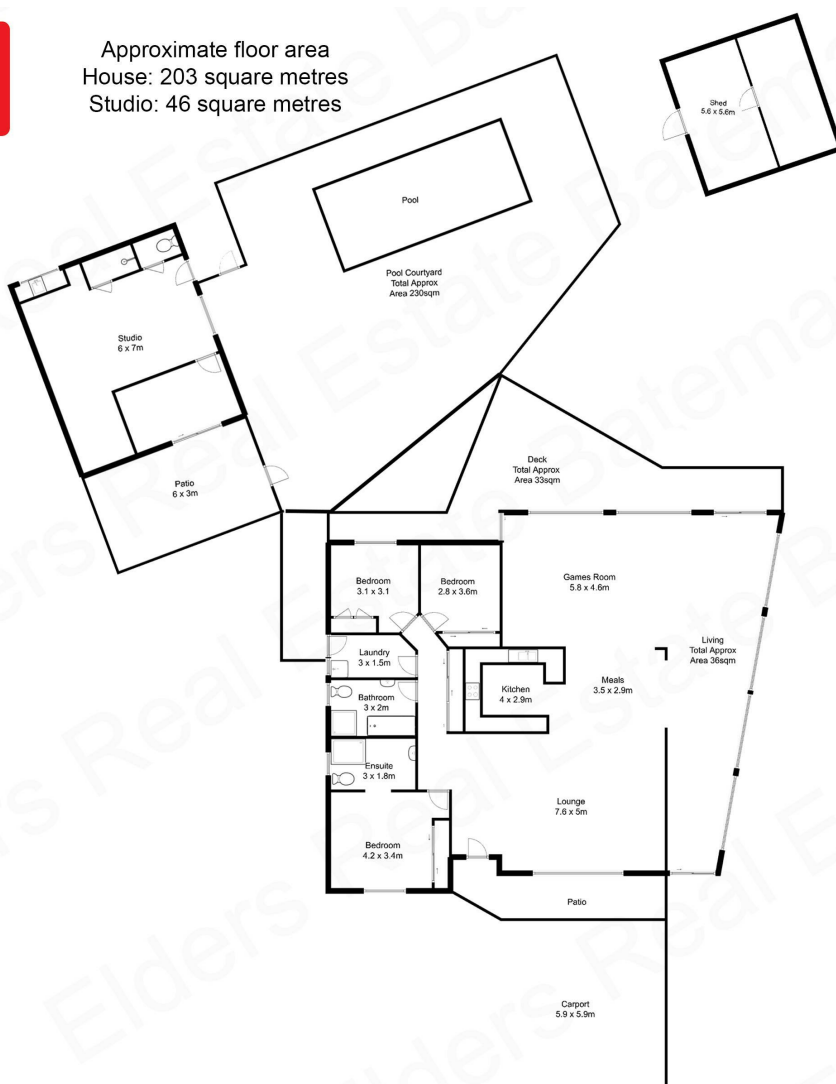




All measurements and boundaries are approximate and are intended as a guide only



Approximate floor area
House: 203 square metres
Studio: 46 square metres



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