

## 94 Maloneys Drive, MALONEYS BEACH, NSW 2536

### WHAT A SPOT! WHAT AN OPPORTUNITY!

Offering a fabulous opportunity in the serene coastal location of Maloneys Beach. Ideal for first-time buyers, investors, young families, or those seeking a tranquil holiday home, this charming three-bedroom, one-bathroom house presents an exceptional opportunity to enter the sought-after Batemans Bay property market.

As you step inside, you'll be welcomed by brand new floating timber floors that seamlessly connect the living spaces. The first two bedrooms feature built-in robes, providing ample storage space. With a double garage and additional parking spaces, there's plenty of room to securely store vehicles and accommodate visitors.

Sitting on a generous 700m2 block, the property has easy-care gardens and grassed areas perfect for outdoor activities or potential landscaping projects. Two convenient garden sheds offer storage for gardening tools and beach essentials, and an extra undercover parking area in the rear yard area is perfect for caravans or boats.

Fully fenced for privacy and security, with convenient rear access for vehicles, this home is ideal for families with young children or pets. Enjoy the convenience of living within walking distance to a charming local café/ shop (renowned for great coffee and delicious treats) and the scenic Maloneys Beach, fostering a lifestyle enriched with

**TYPE:** Sold

**INTERNET ID:** 121P4385

**SALE DETAILS**

**\$730,000**

**CONTACT DETAILS**

,

**Rebecca Shephard**  
0413 580 309

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.

relaxation and community connection.

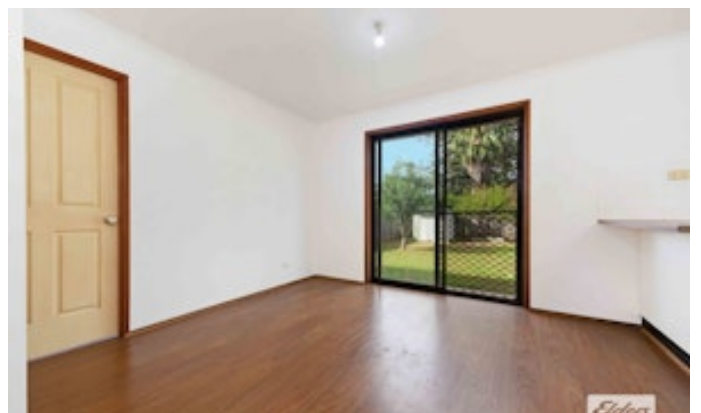
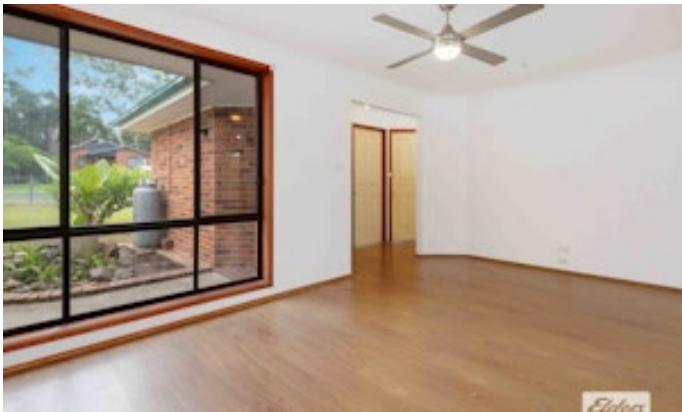
Located a mere 8-minute drive from the Batemans Bay CBD, this home strikes an ideal balance between accessibility and coastal tranquility. For those yearning for a seaside haven without compromising on convenience, 94 Maloneys Drive presents an irresistible opportunity. Don't let this chance to own a piece of this desirable locale pass you by.

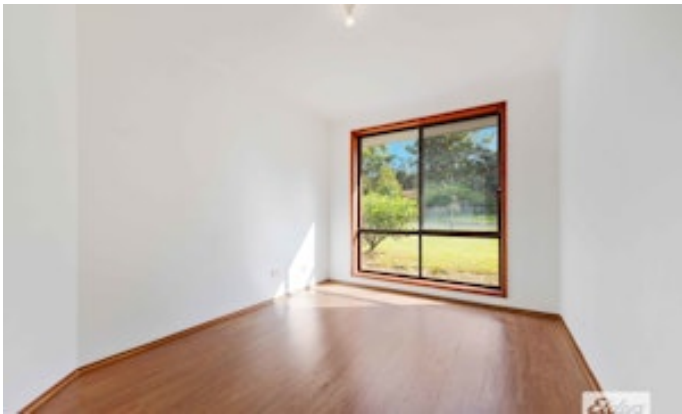
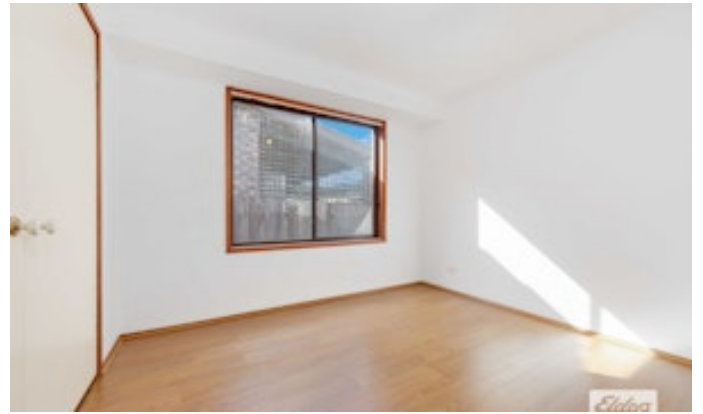
- \* Large 700m2 block
- \* Solar panels
- \* Double garage
- \* Access to the rear for vehicles, caravans, boats
- \* New flooring
- \* Walking distance to beach and cafe

Other features: Close to Shops

- Land Area 700.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double carport





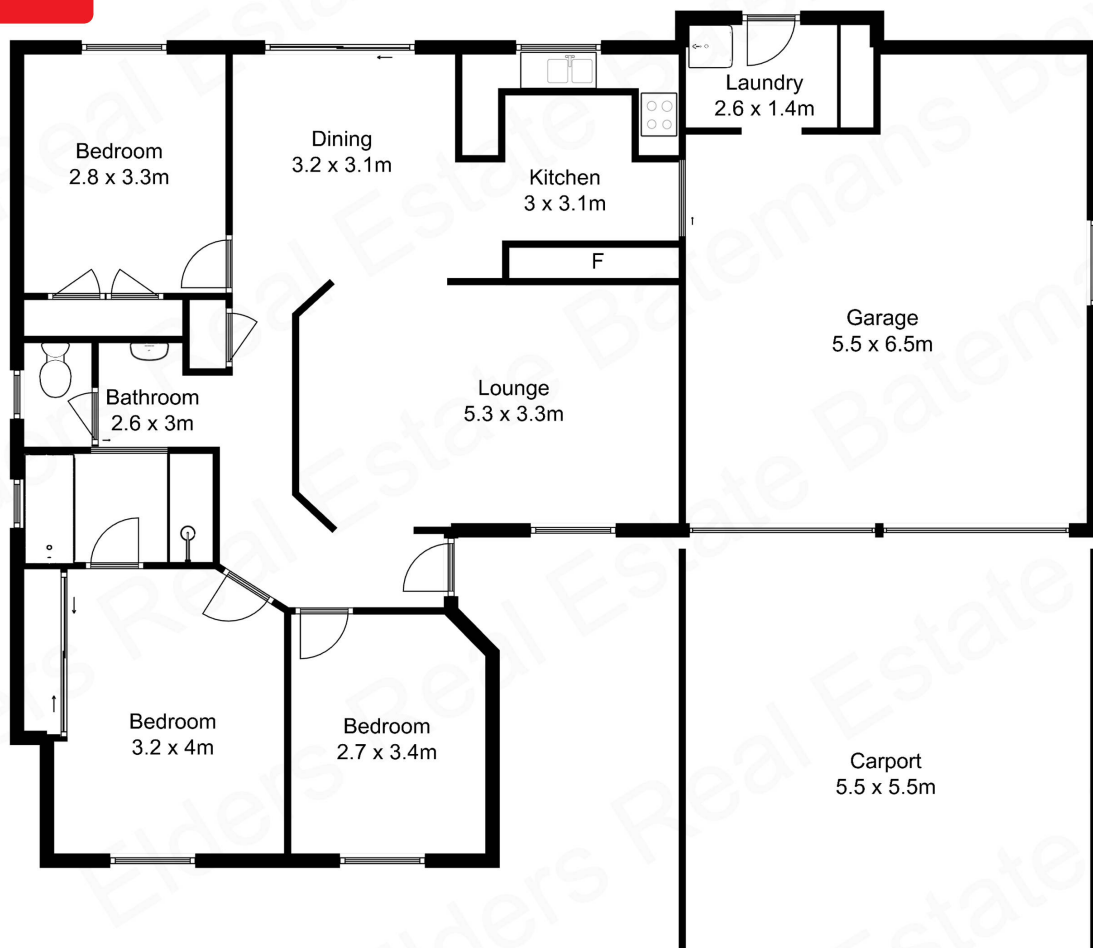






Approximate floor area  
136 square metres  
Excluding Carport

Property includes  
Seperate Carport (3.1 x 5.3m) and  
garden shed (3 x 6m)



All measurements are approximate and are intended as a guide only