



Bella
COASTAL PROPERTY



200 mtrs to the beach

136 Malibu Drive, Bawley Point NSW 2539

For Sale \$950,000 - \$995,000



3



1



2

604 m²

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When location and opportunity matters. This sun filled home basks in all day winter sun, freshly painted and ready for a new family to move in and enjoy. Set on a north facing block, you should not miss an inspection of this sweet beach shack in this premier location. Open plan with 3 bedrooms, 1 bathroom and a sweet deck to capture the sun in the front and at the rear.

Features:

- Under capitalised for being so close to the beach
- Potential for granny flat
- Floorboards
- Simple floor plan, leave as is or extend
- Level walk to beach
- Excellent holiday rental potential
- Excellent for fishing & surfing
- Only minutes walk to local shopping centre

Your choices are endless with this beauty. There is a secure two car garage also suitable for small boat storage, and 604m² of land to turn this charming cottage into your own! Generous sized yard which could be easily fenced to keep your children or puppy safe.

Very happy to organise an inspection or come to my open house. I am available 24/7 and look forward to showing you all I love about beautiful Bawley Point! I live just around the corner and you won't find a better place to live/holiday. Give me a call on 0417 276 793.



Contact:

Jo Humphries

0417 276 793

jo@bellacoastalproperty.com.au

Disclaimer: All information including but not limited to the property area, floor size, price, address is provided to Bella by third parties.

www.bellacoastalproperty.com.au



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Features Include:

- Boat or Caravan Storage
- Ceiling Fans
- Deck
- Near Beach
- Shed
- Side Access
- Walk to Beach

3 1 2 604 m2

Council Rates: **\$2,190.30 p.a.**

Water rates: **Tank Water**

Body Corp: (If applicable) **N/A**



Bella Coastal Property - Milton, Ulladulla, Mollmook

Ph: **4455 2002**

1/74 Princes Highway, Milton
3/116 Princes Highway, Ulladulla