



FOR SALE

BIG ON VIEWS, BIG ON SPACE, AND SERIOUSLY STYLISH!

Big on views, big on space, and seriously stylish—welcome to your new Malua Bay stunner! Just built in 2023, this beauty delivers epic entertaining, ocean breezes, and loads of luxe.

You'll love the chef's kitchen with that gorgeous stone waterfall bench, plumbed fridge, and huge gas cooktop. Chill out on the sun-drenched balcony with a glass of wine and soak up those ocean views—or head downstairs to the fully kitted-out alfresco with BBQ and drinks fridge for the ultimate weekend vibes.

There's room for everyone with 4 spacious bedrooms, a luxe master suite, and a rumpus/media room. Add in ducted air, alarm, NBN, rainwater system, and a drive-through double garage—this one ticks all the boxes!

Particulars: 559m² block 275m² of living Construction 2023 Rates \$2024 PA

Features:

Contemporary Masterton-built home (2023 construction) - Ocean views from main living area and upper balcony - Spacious gourmet kitchen with stone waterfall bench - Oversized gas cooktop and plumbed fridge - Soft-close drawers - Open-plan living flowing to covered ocean-facing balcony - Luxury master suite with walk-in robe and ensuite All bedrooms with built-in robes and LED lighting - Floating 19mm timber flooring throughout main living Dedicated media/rumpus room - Rear covered alfresco entertaining area with built-in stainless steel Beefmaster BBQ - Zoned ducted reverse-cycle air conditioning Stylish bathroom with freestanding tub and walk-in shower -Double remote garage with drive-through access - Alarm system and video door intercom - Gas bayonet for heating - Plantation shutter window treatments - Excellent sea breeze cross ventilation - Solar hot water system - Rainwater harvesting system - NBN connected

4 BED | 3 BATH | 2 CAR

PRICE:

\$1,500,000 - \$1,600,000

OPEN FOR INSPECTION:

Apr 4 at 12:15pm - 1:00pm



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FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

31 Euroka Avenue MALUA BAY NSW 2536

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.