

# 31 The Ridge Road, Malua Bay, NSW, 2536

## House For Sale

Wednesday, 15 January 2025

31 The Ridge Road, Malua Bay, NSW, 2536

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



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## Exceptional Home with Unique Qualities

The perfect combination of style, space, and convenience with this impressive open-plan home in the heart of Malua Bay. Offering everything from multiple living zones to abundant vehicle storage, this property is designed for modern living and versatility. With its unique features and thoughtful floor plan, it's sure to suit a wide variety of needs.

### Key features

Expansive and convenient open plan living - The generous living, dining, and kitchen areas are seamlessly integrated, creating a spacious and light-filled hub for family life. Whether you're cooking, relaxing, or entertaining, this flexible layout works effortlessly for everyday living.

Beautiful hardwood timber floors throughout - Rich, durable timber flooring extends through the entire home, adding a timeless aesthetic that complements any decor.

Bathroom and ensuite - Both bathrooms are designed with style and practicality in mind, spacious showers quality fixtures and there's even a spa!

Bedrooms - All Bedrooms equipped with BIRs.

Upstairs north facing undercover deck - A standout feature, this sunny deck captures the best of the north-facing aspect, offering the ideal spot for morning coffee, sunset dinners, or outdoor entertaining. It's the perfect place to unwind and enjoy the serene coastal atmosphere.

Downstairs retreat - Ideal for multigenerational living or guests. The lower level of the home provides offers ultimate flexibility. This space includes:

- \* Bedroom
- \* Rumpus Room
- \* Private Bathroom
- \* Alfresco Area

Whether you're hosting guests, creating a home office, or providing a private retreat for teenagers or extended family, this versatile space can easily adapt to your needs.

Abundant storage underneath - Beneath the home, you'll find an abundance of extra storage space—ideal for stowing away seasonal items, sports equipment, or outdoor gear.

Endless vehicle storage and side access - Drive through to a combined quadruple garage and carport, offering extensive space for multiple vehicles, or additional storage options. The garage space is also ideal for a workshop, gym, or hobby space.

Front caravan port - A dedicated space for your caravan, boat, or additional vehicle, perfect for those who love to travel or enjoy coastal activities.

Tank water - A unique eco friendly feature that ensures the property's sustainability and lowers water costs, making it stand out from the rest. Town water also available at the flick of a switch.

Fantastic location - Located just moments from the pristine beaches of Malua Bay, this home offers the best of coastal living, with easy access to local shops, cafes, parks, clubs and schools. Enjoy the laid-back lifestyle while being close to all the conveniences you need.

This exceptional home is perfect for families seeking space, convenience, and functionality. Whether you're looking for room to entertain, space to store your vehicles and toys, or a versatile layout to accommodate a growing family, this property has it all.