

**1 Scott Street, Maroubra, NSW 2035**



**House For Sale**

Wednesday, 8 January 2025

**1 Scott Street, Maroubra, NSW 2035**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 634 m2**

**Type: House**



Conor Howard  
0410788959

## Auction - Buyer's Guide \$4,000,000

Tucked quietly away yet only 650m to the surf at Maroubra Beach, this freestanding brick classic puts the best of coast and village attractions in mere moments. Elevated from the street and capturing a prized northern aspect, this classical brick design retains much of its original form and charm. Opening to a huge backyard at the rear, there's plenty of underutilised space to inspire (STCA). Walk to South Maroubra Shopping Village, St Mary-St Joseph Primary, cafes and scenic escarpment trails.

- 15.24m frontage, potential duplex site (STCA)
- Add to the current single level home/start afresh (STCA)
- Classic details include timber flooring and high ceilings
- Two separate living areas, both with garden backdrops
- Alfresco entertaining area and leafy established gardens
- Tidy bathroom with bath tub plus an extra toilet/laundry
- Lock-up garage plus additional car parking in driveway

Water Rates: \$169.03 per quarter  
Council Rates: \$859.69 per quarter  
Land Size: 634.14 sqm  
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.