

**229 Boyce Road, Maroubra, NSW, 2035**

**PPD REAL ESTATE**

**House For Sale**

Friday, 10 January 2025

229 Boyce Road, Maroubra, NSW, 2035

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Alexander Phillips  
0283551117



Thomas Fuller  
0283551188

## **The House On The Hill, A Vintage Original With 270-Degree Views On An Extraordinary 1,132sqm approx.**

A commanding hilltop setting, panoramic ocean views and sprawling gardens combine in this unique coastal property to deliver an incredible opportunity to build your dream. Built in the 1950s and the first time ever offered to the market, the freestanding double-brick bungalow is positioned at the top end of the street on a sunny elevated 1,132sqm approx affording awe-inspiring 270-degree views that sweep over Maroubra and the endless ocean across to Malabar Headland National Park and Botany. One of the largest residential blocks in Maroubra, the single-story home is in original condition presenting a blank canvas with incredible scope to recreate or develop (STCA). Be inspired by the expansive views and explore the potential to make your mark with rear lane access making for an easy build and plentiful room for a pool and wellness area in the sunny gardens.

- \* Elevated north-facing 1,132sqm block
- \* A vintage original on an incredible site
- \* One of Maroubra's largest landholdings
- \* Original beach house, first time offered
- \* Single-storey layout with 3 double beds
- \* All with ocean views, study/sitting room
- \* Sunlit glass-framed living and dining
- \* 3.4m high ceilings, polished timber floors
- \* Sprawling gardens ripe for landscaping
- \* Full bath, powder room, internal laundry
- \* Oversized 26sqm lock-up garage
- \* Dual street access, multiple parking
- \* 750m to Maroubra Bay Public School
- \* 1km to the beach and Pacific Square