

**236 Franklin St, Matraville, NSW, 2036**



**House For Sale**

Monday, 2 December 2024

236 Franklin St, Matraville, NSW, 2036

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Daniel Gillespie  
0413535105

## A Double-Fronted Classic Just 800m To Malabar Beach

One of only a handful of homes at the coastal cul-de-sac end of the street, this double-brick classic is set on an unusually large 444sqm approx in a tucked away pocket with no through-traffic just 800m to the sheltered waters of Malabar Beach. Big on space and sunshine, the freestanding home has been updated where it counts but it's the potential here that will really capture your imagination with plenty of scope to add your stamp of style and extend at the rear (STCA). Featuring a wide drive with triple parking and level rear lane access to Lawson Street, the single-storey home opens out to a north-west facing backyard with a sunny pool and entertainer's pergola. Move straight in or rent out while exploring the scope to recreate capitalising on its prime location opposite Matraville Sports High School and 250m to Malabar village with excellent bus links to Maroubra, Randwick and Bondi Junction around the corner.

- Wide frontage with a deep setback and long driveway
- Modern interiors with newly polished timber floors
- 3 double bedrooms and a separate study/home office
- Large living room and a separate adjoining dining room
- Boloni modular style kitchen bathed in northerly sun
- Sleek stone benchtops, gas cooktop, Bosch dishwasher
- Level NW facing backyard with a sunny party sized pool
- Undercover entertaining area and a workshop/storeroom
- Renovated bathroom, stone vanity, heated towel rails
- Large internal laundry/utilities room plus an extra W.C
- Triple off-street parking and convenient rear lane access
- Scope to extend, subdivide or add a second storey STCA