

# 734A Anzac Parade, Maroubra, NSW 2035

PPD REALESTATE

## House For Sale

Tuesday, 14 January 2025

734A Anzac Parade, Maroubra, NSW 2035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Christian West  
0283551141



Ryan Neil  
0283551173

## Auction 15 February

The gorgeous facade of this 1930s family classic makes a welcoming first impression but it's the sun-filled living pavilion with its cathedral ceilings that bring the wow factor. Opened out to bring in the light and embrace a lush private garden, the three-bedroom home has been rebuilt from the ground up with a contemporary coastal feel that's perfectly suited to its location between the surf action at Coogee and Maroubra Beaches. A family friendly single-storey layout features three double bedrooms including a master suite with stylishly appointed interiors featuring ducted air and a DVS home ventilation system for a healthy and comfortable living environment. A custom kitchen designed by a British studio serves as the social heart of the home with lofty open plan living space featuring huge sky windows that bring in the light. Pitch perfect proportions, a sunny child-friendly garden and tastefully appointed bathrooms make a superb family home a level 450m to the International French School and Mount Sinai College and 1km to Pacific Square's retail precinct. -?Deep setback with a cobblestone driveway -?Automated gated access to secure parking -?Engineered Oak floorboards and zoned air -?3 double bedrooms with custom built-ins -?King-sized main with a designer ensuite -?Custom kitchen by No Thirty One Studio -?Stone benchtops and a breakfast island -?Double ovens and a 5-burner gas cooktop -?Shaker joinery and custom Oak joinery -?Sun-filled open plan living and dining -?Seamless flow out to an entertainer's deck -?Established garden with a sunny level lawn -?Stylish family bathroom, heated towel rails -?Separate internal laundry and linen press -?6.6kW solar power for low energy costs -?Home ventilation system and filtered water -?Double-glazed windows for thermal efficiency -?Mood lighting and a garden irrigation system -?Attic storage, secure storage for bikes/boards