

# 1 Boyce Road, Maroubra, NSW 2035

WENTWORTH PARTNERS

## House For Sale

Tuesday, 11 June 2024

1 Boyce Road, Maroubra, NSW 2035

Bedrooms: 5

Bathrooms: 1

Parkings: 1

Area: 310 m2

Type: House



Michael Panto  
0283833333

## Auction

Auction Location: On Site Perfectly positioned, this original freestanding, 5 bedroom double storey home is conveniently located in a quiet street, close to Maroubra & Eastgardens shopping centres, transport, schools, parks, a short drive to the Uni of NSW and local beaches. An ideal opportunity for the family, builder or the astute investor, this home is ripe to renovate or to build your dream home (Subject To Council Approval) and capitalise on this sought after location. A definite sale is required to settle the estate. North facing 2 storey home in a quiet street 5 bedrooms, 2 downstairs and 3 upstairs 2 living rooms, 1 up and 1 down Original gas kitchen Home office or study area 1 bathroom Internal laundry / potential second bathroom 2nd WC outside Level rear yard with sheds Off street parking via carport Approx. 310sqm of land An ideal opportunity, this property with enormous potential is a perfectly located family home close to all amenities that must be sold. Approx. Size 10m x 31m = Total Area Approx. 310sqm Approx. Outgoings Water Rates: \$195.46 per quarter Council Rates: \$555.10 per quarter Details: Michael Panto 0416 166 931<sup>?</sup> Inspect: Thursday and Saturday 12.00 - 12.30 pm Auction: Saturday 29th June on Site at 12.30pm