

# 1139 Anzac Parade, Matraville, NSW 2036

## Sold House

Friday, 1 September 2023

1139 Anzac Parade, Matraville, NSW 2036

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Cameron Airlie  
0410560961



Corey Kallis  
0430422757

## Contact agent

This bold and luxurious residence presents an enviable Eastern suburbs lifestyle. Designed to maximise natural light, three levels reveal four bedrooms, three bathrooms and two living spaces. Key interior features of fresh white surfaces, Calacatta benchtops and bathroom vanities throughout and innovative lighting give a distinct contemporary feel. A convertible space on the ground floor houses a lounge area, kitchenette/bar area, and powder room. At the heart of the home, open plan living integrates with a resort-style outdoor zone with mosaic-tiled pool and BBQ area. On the top floor, three balconies give a peaceful urban perspective, and the master suite has a boutique-hotel composition with ensuite, walk-in wardrobe and dressing area.

- Three-level designer duplex in prime Eastern suburbs enclave
- Four bedrooms, three bathrooms plus guest powder room
- Plunge pool, outdoor BBQ area, outdoor shower
- Gourmet kitchen, Bosch appliances, elegant fixtures
- Smart-home features (subject to programming by purchaser), zoned air, multi-room audio, central vacuum system
- Commercial double-glazed windows and doors and staircase with illuminated steps
- Lock-up garage for two cars, additional secure parking
- Leafy outlook across Pioneers Park and beyond to Malabar Headland National Park
- Moments to Malabar and Maroubra beaches, schools, sports fields, and transport

Selling in conjunction with Bobby Nader at Commlux Property Group M: 0434 777 780 E: [bobby@commluxpg.com.au](mailto:bobby@commluxpg.com.au) W: [commluxpg.com.au](http://commluxpg.com.au)

Water Rates: \$173.29 p.q. approx Council Rates: \$434.52 p.q. approx Land Size: 269.6 sqm approx

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.