

**11a Chapman Avenue, Maroubra, NSW 2035**



**House For Sale**

Wednesday, 29 November 2023

11a Chapman Avenue, Maroubra, NSW 2035

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 240 m2**

**Type: House**



Andrew Hoggett  
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Luke McDonnell  
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## **Forthcoming Auction**

A serene beach sanctuary nestled in a remarkable park-side setting, this delightful 4-bedroom family home epitomises Sydney coastal living just steps to the sands of Maroubra Beach and complete with pool and off-street parking. Set over 2 radiant levels and highlighted by a seamless flow to a rear outdoor zone featuring pool and entertainer's courtyard, it is simply perfect for a relaxed family lifestyle. The living area is a superb space flowing to the outdoor area, the adjoining kitchen an excellent amenity with large stone breakfast bench. The upper-level comprises the lovely master bedroom with extensive b/in robes and private balcony overlooking the pool and neighbouring John Shore Park, with 2 further upper bedrooms and a sun-filled lower bedroom offering great flexibility. Sweetly renovated and featuring 2 chic bathrooms, floorboards, A/C, high ceilings, storage, and direct 2nd access to the park, this home beautifully ticks every box for easy Sydney beach living. An incredibly rare chance so close to the surf, cafes, schools, and beachside buzz of Maroubra, it stands ready and waiting for the fortunate new owner to fall in love with.- Delightful 4-bedroom home in prime beachside locale - Remarkably quiet setting adjoining John Shore Park - Superb living area flows to rear outdoor zone with pool- Excellent entertainer's courtyard, 2nd access to park- Upper master suite with b/ins, gorgeous private balcony- 2 further upper bedrooms, radiant lower bed, with b/ins- Convenient off-street parking, handy outdoor shower- High ceilings, beautiful floorboards, internal laundry- Steps to beach, schools, cafes, easy trip to shopping- Excellent condition with scope for light bespoke update- Incredible opportunity this close to the Beach in Sydney