

# 15 Baird Avenue, Matraville, NSW 2036

## Sold House

Tuesday, 21 May 2024

15 Baird Avenue, Matraville, NSW 2036

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 360 m2

Type: House



Veronica Perez  
0283470700



Tina Carroll  
0283470700

## Contact agent

SOLD PRIOR TO AUCTION! Contact the team at PRD Perez Real Estate for great results! Renovate, extend or redevelop. This full brick Californian cottage on a wide level 360sqm block with rear lane access offers unlimited options to create a substantial family home or dual occupancy development (STCA) in this ultra central location. Right at the heart of Matraville village, it's around the corner from cafes, eateries, supermarket, school & buses, walk to Heffron Park and Southpoint Shopping Centre and minutes to beaches. Updated over the years, this classic home is ready to be reimagined to fully maximise the site capacity and contemporary lifestyle potential.

- 2 double beds with built-ins open to sunroom
- Dual aspect double lounge and dining room
- Spacious modern kitchen with meals area
- Garage converted to studio/3rd bedroom
- Stairs to attic storage with window
- 2 generous size bathrooms, 1 with bath
- Internal laundry room
- Covered entertaining & level lawned garden
- Gated parking for 3 cars plus off-street space
- Add an upper level in line with nearby homes
- Family-friendly, close to primary & high schools
- Matraville PS, Matraville Sports High catchment
- 7 mins drive to Maroubra & Malabar beaches
- Convenient to UNSW, Westfield, M1 & airport

Council: \$526.65 per quarter  
Water: \$193.33 per quarter  
Contact: Veronica Perez 0411 871 225 Tina Carroll 0412 875 496