

**162 Prince Edward Street, Malabar, NSW 2036**



**Sold House**

Saturday, 9 March 2024

162 Prince Edward Street, Malabar, NSW 2036

**Bedrooms: 3**

**Bathrooms: 1**

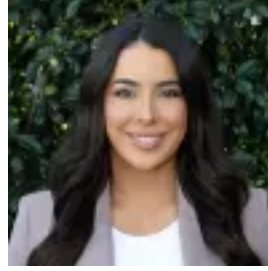
**Parkings: 2**

**Area: 696 m2**

**Type: House**



Simon Nolan  
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**\$4,050,000**

In a prestige street and set on a sprawling level block just across from the rolling greens of Randwick Golf Course this rare offering presents an exciting redevelopment opportunity. One of Malabar's last oversized sites suitable for duplexes, this is the first time the property has been offered to the market in 40 years.- 696 sqm rectangular block, 15.24 m street frontage- Build your statement duplex or family home (STCA/SCDCA)- Filtered water and coastline views possible from a 2nd level- North/East orientation enjoys fresh breezes from the sea- Currently a tidy 3 bed/1 bath cottage with deck and garaging- Surrounded by multi million dollar mansions over 2-3 levels- Located in a quiet seaside enclave with great community vibe- Walk to Malabar beach and ocean pool or National park trails- 10 minute drive to Eastgardens, Maroubra Junction or beach- 20 minute drive to UNSW, POW hospital or the light rail network