

# 18 Byrne Crescent, Maroubra, NSW 2035

PPD REAL ESTATE

## House For Sale

Friday, 17 May 2024

18 Byrne Crescent, Maroubra, NSW 2035

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 462 m2

Type: House



Christian West  
0283551111



Tom Sandy  
0283551111

## Buyers Guide \$4,250,000

Sweeping ocean views and a coveted beachfront reserve setting are a match made in heaven but it's the landscaped resort-style backyard that makes this freestanding family home such a great place to live. In a tightly held enclave with access to the beach through Arthur Byrne Reserve at the end of the street, the two-storey home draws inspiration from its seaside setting with a dreamy coastal aesthetic and soothing natural palette of stone and timber. Northerly sunshine streams into the interiors with a family focused layout featuring four double bedrooms on the upper level and a choice of living areas and study on the lower level. Designed with a focus on outdoor living, the rear opens to an entertainer's haven with an established child-friendly garden and sparkling heated mineral pool as centrepiece. Keep an eye on the surf from the comfort of home and listen to the soothing sounds of the sea or walk down to South Maroubra Surf Life Saving Club and rockpool and enjoy an active outdoor lifestyle with ocean parkland at the doorstep and just 500m to the shopping village and Woolworths Metro. - 462sqm approx with a 15m frontage - Landscaped gardens, LUG plus parking - Travertine and limewashed timber floors - 4 double bedrooms with built-in robes - Sunlit master suite with a walk-in robe - Northerly views to Maroubra Headland - Lower level study with an ocean vista - Oversized living room, media cabinetry - Separate sitting room bathed in sunshine - Spacious dining, plantation shutters - Designer kitchen with a pool outlook - Stone benchtops, Miele gas cooktop - Servery window to an outdoor bar - Covered travertine entertainer's terrace - Gorgeous gardens with a lush level lawn - Heated mineral pool with tanning ledge - Natural stone bathrooms, powder room - Large internal laundry, ducted air (zoned) - New carpet upstairs, plantation shutters - 600m to South Maroubra Surf Club - Walk to shops, schools and city transport