

# 26 Hughes Avenue, Maroubra, NSW 2035



## Sold House

Friday, 26 January 2024

26 Hughes Avenue, Maroubra, NSW 2035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 209 m2**

**Type: House**



Josh Ellison  
0283472000



Matt Power  
0283472000

## Contact agent

Tucked away in a family-friendly locale minutes to Maroubra Beach, this 3-bedroom family home presents relaxed living in a sought-after neighbourhood, complete with off-street parking and sunny N-facing entertainers' deck. Much-loved by the current owners since 1992, it offers light-filled interiors and a flowing layout, with sunny paved backyard and huge scope to craft a personalised vision of "home" (STCA). Presenting to the street with cultivated hedge and convenient carport, the front deck is as an excellent space for outdoor dining and entertaining, the home flowing in via full-length sliding glass doors to a bright living area and dining space. The neat kitchen is a separate zone with gas cooking, stone benches, and dishwasher, while the 3 bedrooms are excellent spaces, the master with ensuite and b/ins, the 2nd with b/ins, and the 3rd offering scope for use as a study, with adjacent large modern bathroom. With paved yard and expansive basement storage, this home is in excellent condition as-is yet has undoubted potential for a contemporary revamp, perhaps including the addition of a 2nd level or a complete re-imagining from the ground up (STCA). With R3 zoning, there is plentiful scope for a range of options. Minutes to schools, shopping, beach, coastal walks, and parks, this is a rare opportunity in a tightly-held community. Coming-to-market for the first time in over 30 years, it is a prime Maroubra chance.

- Charming 3-bed freestanding family home with parking
- In impeccable condition, first time offered in decades
- Bright living/dining area opens to sun-washed front deck
- Deck an excellent space for casual dining/entertaining
- Peaceful main bedroom w b/ins and private en-suite
- 2nd bed with b/ins, 3rd bed offering flex. use as study
- Mod. bathroom, ideal carport, large basement storage
- A/C, enclosed paved yard bounded by sweet gardens
- Zoned R3 and offering range of exciting options (STCA)
- Huge scope for modern revamp, add 2nd level (STCA)
- Potential for full rebuild to craft deluxe haven (STCA)
- Exciting near-beach chance, mins to cafes, shopping