

# 267 Beauchamp Road, Matraville, NSW 2036

PPD REAL ESTATE

## House For Sale

Friday, 31 May 2024

267 Beauchamp Road, Matraville, NSW 2036

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 385 m2

Type: House



Christian West  
0283551111



Tom Sandy  
0283551111

## Buyers Guide \$2,700,000

Cutting-edge architecture meets sustainable design in this stunning home in a family friendly pocket of East Matraville just up from Heffron Park. Facing north and bathed in sunshine, the two-storey home's pitch perfect proportions, exceptional layout and high-end finishes create the perfect environment for families to live, work, play and entertain. A crisp contemporary aesthetic and pared back palette of Oak, Calacatta quartz and Italian brick sets a mood of understated luxury complemented by soaring ceilings and wrapped in a sequence of alfresco living spaces. Opening out to a landscaped backyard with an outdoor kitchen and heated saltwater pool, the five-bedroom home features a parents' retreat overlooking the garden with zoned air for year-round comfort and an 8.5kW solar power system for a low carbon footprint and energy costs. Facing north and set on a deep 385sqm approx, the impeccably built home is an easy 200m stroll down to the park's playing fields and sports facilities and 700m to Woolworths and Matraville shopping village with easy access to Maroubra's surf scene and the sheltered waters of Malabar Beach. - 8m deep setback, landscaped garden entry - North facing 385sqm approx, 7.5m frontage - Engineered Oak floorboards, lofty ceilings - 4 large bedrooms with built-ins on one level - Lower level 2nd living room or 5th bedroom - Parents' retreat, ensuite and dressing room - Private balcony overlooking the lush garden - State-of-the-art Italian kitchen, butler's pantry - Calacatta quartz benchtops and breakfast bar - Stylish dining and huge open plan living - Custom media cabinetry, designer lighting - Ekodeck with an integrated outdoor kitchen - Child-friendly garden, heated saltwater pool - Side sunset deck, a perfect spot for cocktails - 3 terrazzo bathrooms, luxurious ensuite - Ducted zoned air, 8.5kW solar power system - Double off street parking, cutting-edge security - 30sqm approx lock-up garage (internal access)