

# 3/22 Mons Avenue, Maroubra, NSW 2035

## Unit For Sale

Thursday, 7 March 2024

3/22 Mons Avenue, Maroubra, NSW 2035

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 71 m<sup>2</sup>**

**Type: Unit**



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## Auction 6 April 2024 at 12pm

The perfect blend of charm, comfort, and lifestyle convenience. This renovated ground floor Art Deco apartment is full of character with generous proportions and original features complemented by stylish eat-in kitchen and updated bathroom. Set in a quiet tree-lined avenue at the centre of Maroubra Junction, this boutique block of four apartments is around the corner from City buses, footsteps to cafes, shopping centre, eateries & services, and a short stroll to Maroubra Beach. An ideal entry to beachside living, downsizer, or ready-to-rent investment in this popular suburb.

- Central lounge with timber floors & fireplace
- Renovated kitchen/dining with tiled floors
- Stainless Steel appliances, dishwasher, plenty of storage
- Two double bedrooms with carpet and built-ins
- Master with front sunroom/study/dressing room
- Fully tiled bathroom, shared external laundry
- Rear door to fenced lawned common garden
- Well-maintained full brick Art Deco building
- 1.5km stroll to surf club, beach & café culture
- Mins to Heffron Park sports & oceanfront parks
- Convenient to schools and University of NSW
- Easy access to airport, Bondi Junction & City

Auction: Saturday 6 April 2024 at 12pm  
On Site View: Thursday & Saturday 12pm - 12.30pm  
Water: \$182 p/q  
Council: \$418 p/q  
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