

**32 Flanders Avenue, Matraville, NSW 2036**

PPD REAL ESTATE

**House For Sale**

Wednesday, 10 April 2024

32 Flanders Avenue, Matraville, NSW 2036

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Alexander Phillips  
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## Buyers Guide: \$3,700,000

Architecturally designed to celebrate family living and alfresco entertaining, this luxurious two-storey residence offers a superb turnkey opportunity for the large or growing family in a whisper-quiet setting. Tucked away at the end of a boutique cul-de-sac renowned as one of Matraville's best addresses, the impeccably appointed five-bedroom home combines quality contemporary design with a relaxed resort-style aesthetic with a poolside entertainer's haven that makes day to day living a dream. A flexible layout is designed to accommodate a family's changing needs with four large bedrooms on one level, a lower level guest suite and a home office. A coastal inspired natural palette of materials and quality fixtures and finishes capture the essence of contemporary style with ducted air for year-round comfort and parking for four cars with internal access to a double lock-up garage. With direct access to Barwon Park at the end of the avenue, this is a perfect spot for the busy active family within easy reach of the surf at Maroubra and the sheltered waters of Malabar Beach and 800m to Matraville shopping village.\*?Parkside avenue with no through traffic \*?Deep setback with a wide gated driveway\*?Stylish entry hall, elegant curved lines \*?5 large bedrooms with built-in robes \*?Parents' retreat, ensuite, dressing room\*?Lower level guest bedroom and separate home office\*?Large living room, extensive custom joinery\*?High-spec kitchen with butler's pantry (2 miele dishwashers, Vintec wine fridge)\*?Breakfast island with a waterfall edge \*?French De Dietrich appliances, gas cooktop \*?Spacious dining with bi-folds to a terrace\*?Sunny glass-framed pool, outdoor hot water shower \*?Skylit living room\*?2nd living room inc movie projector screen and surround sound\*?Upper level family room or media lounge \*?Sunny garden with a child-friendly lawn\*?3 luxurious bathrooms, large internal laundry\*?Zellige-tiled bathroom with a steam shower\*?Daikin ducted air (zoned), extensive storage\*?Double lock-up garage with epoxy flooring \*?Double secure parking, auto gated access \*?Walk to Woolworths and the shopping plaza\*?800m to Heffron Park, minute to beaches