

**34a Kyogle Street, Maroubra, NSW 2035**

PPD REAL ESTATE

**House For Sale**

Friday, 31 May 2024

34a Kyogle Street, Maroubra, NSW 2035

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 311 m2**

**Type: House**



Christian West  
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Charlie Beaumont  
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## Buyers Guide \$3,700,000

Step inside this Maroubra beach house and be transported to a private paradise that takes global cues to capture the spirit of residences in Ibiza, Greece and Mexico with its sense of light, openness and connection with the outdoors. On a sunny north-east facing block just 800m up from Maroubra Beach, the two-storey home delivers a contemporary twist on a Mediterranean villa with a soft, organic silhouette punctuated by splashes of pink and green marble and elegant curved lines. Light and airy interiors and an earthy palette of materials give the home a timeless and authentic feel with American Oak and natural stone offset by the lush greenery of the landscaped tropical backyard. Crazy paved floors, wall finishes and architectural lighting create a luminous quality while a family focused layout features four double bedrooms on one level and a custom Botticelli marble kitchen as the hero of the living space. Perfect for entertaining, the rear opens out to a sunny north-facing backyard with an outdoor kitchen and mineral pool with a relaxed resort-like feel. In one of Maroubra's best spot, the two-storey home is an easy walk down to the sand, surf and beach cafes making day to day living a dream.

- Sunny north-east aspect, deep setback
- Travertine and European stone entry
- A layering of natural tones and textures
- Crazy paved stone hallway, Oak floorboards
- 4 large bedrooms with custom built-ins
- Sunlit master suite with a dressing room
- Make-up station, Arc Muse pendant light
- Lower level study, 4th bed or 2nd living
- Botticelli marble kitchen, breakfast island
- Full suite of high-end Gaggenau appliances
- Free-flowing living and dining rooms
- Sleek linear gas fireplace in Brecia Pernice
- Entertainer's terrace with integrated bbq
- Private north-facing garden, eco lawn
- Sunny mineral pool, greenery all around
- 4 luxurious travertine/marble bathrooms
- Custom vanities, The Artceram basins
- Glass-fronted wine cellar/tasting room
- Lighting by Havit, Astron and Nordlux
- Wide frontage with double parking
- 28sqm lock-up garage (internal access)
- 650m to Maroubra Bay Public School
- 800m down Fitzgerald Ave to the beach