

35 Moorina Avenue, Matraville, NSW 2036



Sold House

Thursday, 26 October 2023

35 Moorina Avenue, Matraville, NSW 2036

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 487 m2

Type: House



Donna Rooke
0438138596



James Giltinan
0417250691

\$2,300,000

A spacious four-bedroom layout, landscaped child-friendly garden and stylish contemporary interiors combine to deliver a perfect environment for family living in this freestanding double-fronted home. A perfect north to rear aspect brings in the sunshine while an inviting flow-through layout is designed for easy living with a huge entertainer's deck as a natural extension of the interiors and a separate home office or rumpus room. A superb turnkey opportunity for the active family, the bright and spacious home offers every creature comfort from zoned air and underfloor heating to integrated sound and a 14 sqm approx. attic. On a wide tree-lined avenue just across from La Perouse Pony Club, this family classic is on just under 500 sqm and makes a superb alternative to neighbouring suburbs of Maroubra and Malabar, 2km to Little Bay Beach with close proximity to a choice of great schools and Westfield Eastgardens. +?14m frontage, auto gated access to secure double parking+?Stylish interiors with a fresh coastal aesthetic, quality finishes+?4 double bedrooms with built-in robes and plantation shutters+?Bright open plan living and dining, polished hardwood floors+?Sunny Carrara quartz stone kitchen with a deep breakfast bar+ ?European appliances, gas hob, Shaker joinery, Blum cabinetry+?North facing entertainer's deck, sunny child-friendly garden+?2 contemporary bathrooms, main with underfloor heating+?Versatile home office/rumpus room, ideal as a kids' playroom+?Beach shower, Daikin ducted air (zoned), lined attic storage+?Prime 487 sqm approx. in a family friendly neighbourhood+?Close to Malabar and Maroubra Beaches, walk to Purcell Park+?A suburb that's on the rise with an upcoming new town centre