

**37 Australia Avenue, Matraville, NSW 2036**

PPD REAL ESTATE

**House For Sale**

Thursday, 11 January 2024

37 Australia Avenue, Matraville, NSW 2036

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 539 m2**

**Type: House**



Christian West  
0283551111



Tom Sandy  
0433663415

## Buyers Guide \$2,100,000

There's space to live and room to grow in this fully renovated freestanding home making it a perfect opportunity for the young family with a huge park-like backyard that's ideal for kids featuring a sprawling lawn and plentiful room for a pool. On a quiet tree-lined avenue just footsteps to the green open spaces of Purcell Park, the three-bedroom home is set on a substantial 539sqm approx within easy reach of Maroubra and Malabar Beach and an 800m walk to Matraville village and Woolworths. A fluid layout from front to back invites relaxation with the huge open plan living space spilling out to an all-weather entertainer's deck while the bright and airy interiors are designed with family living in mind. Ready to move straight in, this double-brick classic offers plentiful scope to add a second storey and pool in the future. A superb alternative to neighbouring suburbs of Maroubra and Malabar, Matraville is a community minded suburb that's on the rise and scheduled for major civic upgrades with a new community centre and town square set to transform the village into a vibrant and activated town centre. -?Family friendly neighbourhood setting-?Stylish entry, engineered Oak floors-?3 double bedrooms with built-in robes-?Huge main bedroom with a home office/nursery-?Bright and airy open plan living/dining-?Stylish kitchen with stone benchtops -?Large pantry, gas cooktop, dishwasher-?Seamless flow to an entertainer's deck-?Huge garden with a mature mango tree-?Level child-friendly lawn, room for a pool-?Large contemporary family bathroom -?Custom-fitted laundry and powder room -?Off-street parking and secure side access-?200m to Purcell Park and playground -?800m to Peninsula Village Shopping Centre-?Easy 5-minute drive to Malabar Beach -?Matraville Sports High School catchment