

**4/11 Bona Vista Avenue, Maroubra, NSW 2035**

**PPD REAL ESTATE**

**Apartment For Sale**

Saturday, 27 April 2024

4/11 Bona Vista Avenue, Maroubra, NSW 2035

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Christian West  
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Ryan Neil  
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## Buyers Guide \$1,650,000

House-like proportions, light-filled interiors and a family friendly layout make this boutique apartment a perfect alternative to a semi with sweeping views over the rolling surf and golden sands of Maroubra Beach as an inspiring backdrop to daily life. Occupying half a floor of an upgraded security block of six, the mid-floor apartment's fresh contemporary interiors and oversized layout create a superb low-maintenance home in a sought-after pocket of North Maroubra. A spacious 104sqm approx layout features three double bedrooms with windows on three sides bringing in beautiful natural light and the ocean breeze with only one small common wall at the rear. Featuring an oversized lock-up garage and storeroom on title, the semi-sized apartment is an easy stroll down to the beach action. Keep an eye on the surf from the comfort of home, grab a coffee from The Grumpy Baker around the corner and head down for a swim or stroll along the coast to the heritage-listed Mahon Pool, a picturesque ocean pool named one of the world's prettiest in Conde Nast's Traveller Magazine (October 2023). - One of North Maroubra's top streets - 350m stroll down to the beach action - Quiet rear wing of a secure block of 6 - Mid floor setting, 132sqm total on title - Family friendly layout, fully renovated - Views of the ocean, beach and headland - 3 double bedrooms with built-in robes - Powder room with a second toilet - Separate internal laundry - Oversized living and dining rooms - Loads of natural light and ocean breezes - Engineered Oak floors, built-in cabinetry - Large balcony with cocktail/dining bar - Custom kitchen with stone benchtops - Ilve cooker and integrated dishwasher - Stylish bathroom with a Kaldewei bath - 28sqm lock-up garage with a storeroom - Classic double-brick block, secure entry - Stroll to the beach, 450m to Mahon Pool - 500m to McKeon St cafes and eateries - 600m to Maroubra Bay Public School