

**40 First Avenue, Maroubra, NSW 2035**

PPD REAL ESTATE

**Sold House**

Friday, 6 October 2023

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

Nothing says beachside living better than a Californian bungalow and this freestanding family home is perfectly positioned in a quiet pocket of North Maroubra just 600m down to the sand and surf. On the high side of a family friendly avenue, the bay fronted classic is set over two substantial levels with a north-east facing garden at the rear that's dedicated to family fun and year-round alfresco entertaining. A crisp fresh coastal aesthetic makes for relaxed living with a choice of living areas and a sunny master suite with a lush open outlook from a private balcony while double parking is a massive bonus so close to the beach. Bathed in sunshine and elevated to capture the ocean breeze, the four-bedroom home makes a perfect choice for families in a quiet spot surrounded by great schools and recreational parkland. Soak up the sunshine in the garden, relax on the outdoor living pavilion or grab a coffee from The Grumpy Baker and walk down to the surf or up to Mahon Pool for a swim in one of the east coast's most idyllic rock pools. - High side of the street, NE rear aspect - Built c1930 with a wide bay frontage - Wide side drive with double parking - Polished floorboards and high ceilings - 4 double bedrooms, generous in size - All with built-in or walk-in robes - Master suite with a private balcony - 2nd with dressing room, window seat - Light-filled Caesarstone island kitchen - European appliances, Qasair range - Sunlit open plan living and dining - Blackbutt floors, ducted reverse air - 25sqm approx all-weather terrace - Upper level casual living/family room - Tranquil district views, ocean breezes - 3 bathrooms, guest powder room - Internal laundry, lined attic storage - 750m to McKeon Street's village hub - 650m to Maroubra Bay Public School - Walk along the coast to Coogee Beach