

44 & 44A Mons Avenue, Maroubra, NSW 2035

PPD REAL ESTATE

House For Sale

Thursday, 11 January 2024

44 & 44A Mons Avenue, Maroubra, NSW 2035

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 790 m2

Type: House



Christian West
0283551111



Tom Sandy
0433663415

Buyers Guide \$4,500,000

Sprawling north-facing gardens, sweeping valley to ocean views and a family friendly layout create a perfect environment for family living in this freestanding Georgian-inspired home. This block offers the potential for subdivision and building 2 prized homes with basement parking on one of Maroubra's most premier streets (STCA). On the high side of the street, the two-storey home is set on a prime 790sqm approx parcel of land in a tightly held enclave between the beach and Maroubra Junction's retail precinct. The first time ever offered for sale, the newly refreshed home is perfect to move straight in while exploring the potential to add your stamp of style with plentiful room for a pool and cabana in the sun-drenched backyard. Classically inspired interiors open out to view-swept terraces with a choice of living areas on the lower level and four big bedrooms on the upper level, the main with an ensuite and panoramic views over Coral Sea Park that sweep up the coastline. With the sand and surf at the end of the street and acres of parkland all around, this is a superb opportunity for the large or growing family with internal access to four car garaging as well as rear access to Cooper Lane. -?Only ever one owner, first time offered-?Huge frontage, deep north-facing garden-?Refreshed interiors, new paint and flooring-?4 large bedrooms all open to a balcony -?2 with ocean views, plush new carpeting -?Main with an ensuite and walk-in robe -?Formal lounge or potential home office-?Huge living room with a cocktail bar -?Wide terrace with valley to ocean views-?Spacious dining room with reverse cycle air -?Dine-in kitchen, large internal laundry -?Level flow to a covered entertainer's terrace-?Sunny grassed garden with room for a pool -?3 updated bathrooms, guest powder room-?Ducted air conditioning on the upper level-?Internal access to a four lock-up garage -?Huge wine cellar, potential home cinema -?Close to a number of schools-?Walk down Mons Ave to the sand and surf-?Comfortable as is with so much potential