

**71 Mons Avenue, Maroubra, NSW 2035**



**House For Sale**

Thursday, 29 February 2024

71 Mons Avenue, Maroubra, NSW 2035

**Bedrooms: 3**

**Bathrooms: 1**

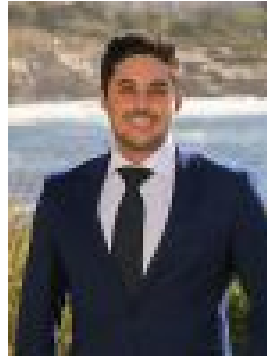
**Parkings: 1**

**Area: 780 m2**

**Type: House**



Nader Hotait  
0402636320



Archibald Wadsworth  
0407168440

## **Auction 23 March**

With Maroubra Beach beckoning at the end of the street, this superbly placed block offers access to a sought-after coastal lifestyle. Currently a freestanding three-bedroom home on an expansive block with private rear lane access, there are options to expand up with current DA plans in place, start afresh and build your dream luxury coastal masterpiece, or redesign as multiple dwellings (STCA). The home is set just a short walk to surf clubs, schools, Maroubra Junction, McKeon Street village and Maroubra's world-famous waves.- Live in comfortably, start afresh or pursue duplex plans (STCA)- DA approved for an architect designed luxury home featuring 5 Beds, 3 Baths, 2 Living Areas- Potential to capture spectacular ocean views from second level- Granite kitchen with breakfast bar, gas stove and Bosch oven- Living area with timber floorboards and Council-approved wood burning fireplace- Entertainer's deck set amid the trees overlooks private large backyard- Bathroom with mosaic tiles features a separate bath and shower- Quick, easy walk to Maroubra Beach and 900m to Maroubra Junction - Land Size 780m<sup>2</sup>, 15.5m Frontage, Rear Lane Access