

# 879 Anzac Parade, Maroubra, NSW 2035

## Sold House

Saturday, 24 February 2024

879 Anzac Parade, Maroubra, NSW 2035

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 410 m2**

**Type: House**



Nick Papas  
0293142100



Maddison Christie  
0293142100

## Contact agent

A rare gem nestled on a generous 410sqm corner plot in a coveted central locale, this timeless freestanding residence presents a unique opportunity for investors, homeowners, and developers alike. Boasting a seamless fusion of contemporary updates and charm, this prime corner block property offers an affordable entry point into a solid family home, with endless redevelopment potential (STCA). Strategically positioned within walking distance of Maroubra Beach, Pacific Square, public amenity, parklands and surrounded by local cafes and eateries, the property lies in the heart of vibrant and sought after Maroubra. With easy access to public transport and major roads, the CBD is also within easy reach. Don't miss out on this exceptional opportunity to secure a slice of paradise in one of Sydney's most desirable locations, whether you are a discerning buyer or savvy investor. + Accommodating local planning controls creating endless development potential (STCA) + R3 Medium Density Residential, FSR: 0.9:1; Height of Building: 12m providing potential for redevelopment or customization (STCA)+ Perfect for investors seeking dual income streams- Prime corner block location, offering great exposure+ Ample light floods the property from its East-facing orientation+ Suited for expanding families, offering ample room for extension+ Secure garage with direct access from Fitzgerald Ave+ Ideal for a home-based business (i.e. medical suites) with its strategic location+ Conveniently located right next to express bus stops and major roads connecting directly to the CBD+ Situated near local sports and leisure facilities, with Heffron Park only a stones throw away+ 1.6kms to the sun-kissed shores of Maroubra Beach+ 550 m away from Maroubra Junction