

**9/237-245 Maroubra Road, Maroubra, NSW 2035**



**Sold Apartment**

Friday, 29 September 2023

9/237-245 Maroubra Road, Maroubra, NSW 2035

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Andrew Malouf  
0293497177

**\$620,000**

Located on the corner of Garden Street and Maroubra Road 'Crossley Court' is this generous north facing one bedroom plus study/office apartment. An ideal first home or astute investment opportunity this apartment has been well maintained and updated over the years. Situated on the top floor and sundrenched from its northern aspect the apartment enjoys a flowing spacious floorplan. Easy access to public transport and a short stroll to the cafes, shopping and eateries of Maroubra Junction. The features of this apartment include...-? Generous living/dining and streaming natural light-? Modern kitchen with timber cabinetry and dishwasher-? Oversized bedroom with built in cupboard -? Separate office /study or possible teenagers room -? Renovated modern bathroom, timber flooring throughout-? Internal laundry room and huge storage cupboard-? Common area parking (not on title) at rear of building-? Currently leased at \$500pw expired lease-? Apartment gross internal area 61sqm approx.-? Local shops, amenities, choice of neighbourhood retail options at doorstep-? Easy walk to Maroubra Beach and all coastal activities Rates approximately: Council: \$416.20 pq Water: \$180.38 pq Strata: \$2,305.11 pq Contact: Andrew Malouf 0478 770 061 Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested parties should make and rely upon their own inquiries. Please note virtual furniture has been used.