

**299 Fitzgerald Avenue, Maroubra, NSW, 2035**

**PPD REAL ESTATE**

**House For Sale**

Friday, 30 August 2024

299 Fitzgerald Avenue, Maroubra, NSW, 2035

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## A Palatial Light-Filled Masterpiece Only Metres To The Ocean's Edge

Perfectly placed only four houses and 400m from the ocean's edge, this remarkably well-proportioned residence is an exceptional offering designed for the established family who seeks style and substance without compromise. On an impressive 636sqm parcel that is flooded with light courtesy of a due northern orientation, the home is peacefully and privately elevated well back from the street. With a wide selection of formal and casual living options, all bedrooms are spacious doubles with both the second and main claiming ensuites with spa baths. The large entertainer's kitchen has granite benches, ample storage, a breakfast bar and Miele stainless steel gas appliances, while there is a choice of balconies and a massive sunny rear garden with level lawn and BBQ terrace. Additional features include high ceilings, polished timber floors, large storeroom, guest w/c and an internal access garage. Literally metres to parklands and schools, 500m to village café culture and minutes to Eastgardens, this is a coastal family offering of immense quality.

- Ample space to build a cabana or granny flat STCA
- Room to install a large swimming pool
- An extremely spacious family residence
- A coastal lifestyle of accessible luxury
- Flooded with light of northern aspect
- Stylishly presented, modern finishes
- Cooled by soothing summer breezes
- Just 4 houses and 400m from the water
- Offering formal and casual entertaining
- Generous double bedrooms, built-ins
- Spacious main and second with ensuites
- Large stone kitchen, Miele gas appliances
- 636sqm, huge sun-washed level garden
- BBQ terrace, front and rear balconies
- Polished floors, spa baths, high ceilings
- Storeroom, large internal access garage
- Metres to parks, 500m to village cafes
- Minutes to Eastgardens, Heffron Park