

# 40 Paine Street, Maroubra, NSW, 2035



## House For Sale

Monday, 2 September 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Sprawling Federation Home On Vast 670sqm (Approx.) Parcel, Primed For Reinvention**

This original 1920s Federation bungalow presents a fantastic opportunity to make your mark in the heart Maroubra, just minutes to the iconic beach and stunning coastline. Nestled on a wide and peaceful street, the freestanding 4-bedroom family home occupies a vast 670sqm (approx.) parcel, complete with highly prized rear N-facing aspect and enormous garden, offering incredible development/renovation potential (STCA).

Behind the classic period façade, the original component of the home features 2 double bedrooms with built-ins, one with sunroom, while the expansive living room centres around a cosy gas fireplace. The updated kitchen features wide stone counters and gas hob, as the sunlit dining area opens to an expansive alfresco courtyard. With a handy separate entrance, the self-contained 2-bedroom addition delivers an array of excellent options including potential for rental income, guest quarters, or easy intergenerational living.

Central to schools, Heffron Park sports facilities, and Eastgardens shopping while being just minutes to the beauty of Malabar Headland National Park and Maroubra Beach itself, this home places you in prime position for an enviable coastal lifestyle. Move in and enjoy as is, or tap into the endless potential on offer and create the coastal residence of your dreams.

- Expansive 4-bedroom freestanding Federation bungalow
- Set on huge 670sqm (approx.) parcel, North-facing to rear
- Classic original home plus newer self-contained addition
- Ready to move in with scope to renovate/develop (STCA)
- Sheltered alfresco courtyard, sun-drenched rear garden
- Main home w/ modern open plan kitchen and dining area
- 2 double beds, spacious living room, traditional bathroom
- Self-contained 2-bed wing with kitchen, living, bathroom
- Off-street parking for 3 cars w/ one undercover, 2 laundries
- Mins to schools, shopping, beaches, Heffron sport facilities