

**449 Beauchamp Road, Maroubra, NSW, 2035**

PPD REAL ESTATE

**House For Sale**

Thursday, 19 September 2024

449 Beauchamp Road, Maroubra, NSW, 2035

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Christian West  
0283551111

## Freestanding Double-Fronted Beach House With A Sunny North Aspect And Great Potential

With its pitched roof and extra-wide frontage, this freestanding beach house brings classic mid-century vibes with its bright and airy interiors, flow-through layout and easycare design. At the beachside of the street, 400m to South Maroubra shopping hub and the village green, the single-storey home offers exceptional value in a lifestyle-driven location just 1km down to the beach action with Malabar National Park and nature trails at the end of the road. Facing north, the four-bedroom home is lovely and bright with huge windows bathing the living space in sunshine with secure front and rear gardens ideally suited to family life with a fluid layout from front to back. Set on 340sqm approx adjoining a nature reserve, the double-fronted classic features dual street access and double garaging with plenty of scope to add your stamp. Approved DA for an architecturally designed large 3 storey modern family residence with basement for 5 cars and glimpses of water. Please enquire for DA plans.

- 11m frontage, sunny north-facing block
- North facing with a deep garden setback
- Sunny front garden, double lock-up garage
- Newly refreshed interiors, high ceilings
- Polished floorboards and loads of light
- Family friendly single-storey layout
- DA approval, 3 storey architecturally designed home
- R3 medium density residentially
- 4 double bedrooms, 2 with built-in robes
- Large main bedroom with a separate WC
- 4th bedroom with a separate garden entry
- Sun-filled living room with picture windows
- Open plan gas kitchen and dining room
- Dining terrace and child-friendly garden
- Tidy bathroom and a large internal laundry
- 400m to Woolworths and the local shopping village
- 1km to South Maroubra Surf Life Saving Club
- Walk to a choice of schools and acres of parkland