



# FOR SALE

## LIGHT-FILLED PREMIUM DUPLEX IN THE HEART OF MAROUBRA JUNCTION

Conveniently located between Maroubra Junction's Pacific Square, South Sydney High School, Corpus Christi College, Heffron Park and Westfield Eastgardens, this architect-designed duplex simply oozes space, style, and modern convenience.

Its welcoming modern façade and impressive street appeal flow through inside to a thoughtfully designed floor plan with a bedroom and a full bathroom conveniently located downstairs. Leading up the staircase with its stunning skylight, there are three spacious bedrooms upstairs, with the master bedroom featuring a large walk-in robe, an ensuite, and a large privacy-screened balcony.

Natural light floods the home with skylights even in the main bathroom and ensuite. Whilst the open plan living area with its cathedral ceiling, large double-glazed industrial sliding doors and windows ensures maximum light, heat and sound insulation.

The well-thought-out kitchen is a dream with plenty of bench space and cabinetry, and comes with all Fisher & Paykel appliances. Its family-friendly design flows seamlessly to the landscaped rear garden, offering the ideal setup for outdoor entertaining and child supervision.

The quality of this home is unmistakable with high ceilings, motorized curtain and roller blind, and high-grade timber flooring.

This is an excellent opportunity to have an easy-to-maintain premium duplex for the entire family to enjoy and to come home to after a long day at the beach, which is only a few minutes' drive away.

- 4 spacious bedrooms, main with WIR, ensuite and balcony
- Remote-controlled secure garage and extra driveway parking
- Ducted air conditioning and double-glazed on sliding windows and sliding doors
- Stunning floorboards and high ceilings
- Gas cooktop with built-in oven, microwave and dishwasher
- Monitored alarm with 4-channel camera systems
- NBN high-speed connection

4 BED | 3 BATH | 2 CAR

PRICE:

Contact Agent

OPEN FOR INSPECTION:

Jul 19 at 10:45am - 11:30am



**Pat Cirillo**

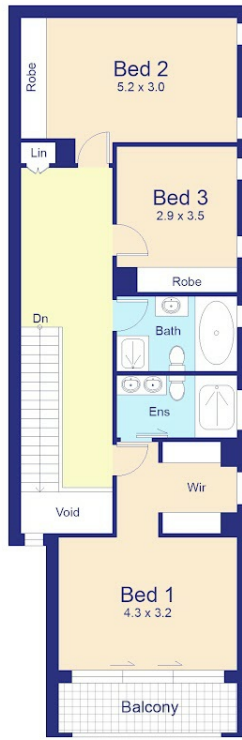
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Ground Level



Upper Level



Site Plan

Disclaimer: This diagram is drawn by a third party and for illustrative purposes only. All reasonable care has been taken in its preparation however, no warranty is given regarding its accuracy. It does not constitute any representation by the vendor or the agent. Dimensions, scale and North are approximate only and any interested party should make their own enquiries.

Pat Cirillo @realty

35 Robey Street, Maroubra

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.