



75a Boyce Road MAROUBRA, NSW



## Deceased Estate - Outstanding Opportunity

A rare entry level opportunity in an increasingly sought-after location, this freestanding Californian bungalow is in original condition throughout. Overflowing with potential, the home is ready to be customised and styled to taste with a complete renovation or rebuild (subject to Council approval). Set on a level 314.2sqm, its R3 zoning harbours valuable future scope for redevelopment. Nestled near the end of a remarkably quiet no-through street, its superbly central, family-friendly address is mere metres to the heart of Maroubra Junction.

Features include:

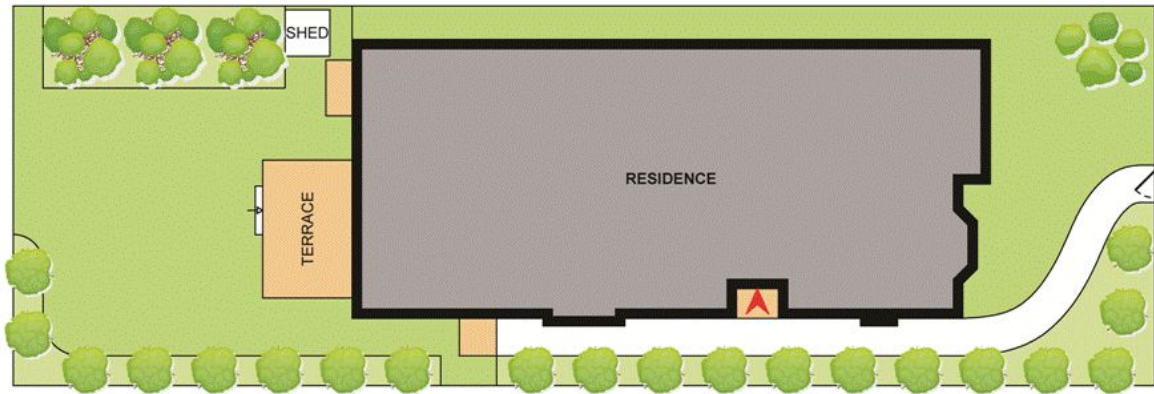
- \* Spacious single level layout, plenty of room to reconfigure
- \* High ceilings, original period features in need of restoration
- \* Level backyard, potential for landscaped entertaining area
- \* Generous lounge plus open plan kitchen and dining space
- \* 650m to Pacific Square shopping centre & plaza restaurants
- \* Footsteps to city transport, cosmopolitan cafes and eateries

\$1,500,000

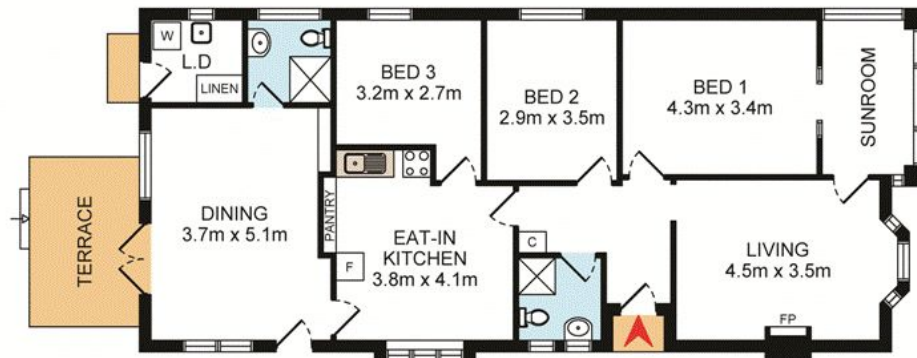
**Type** : House  
**Sold Date** : Friday, 8th November 2019

**Aleksandar Elic**

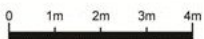
0404061232



SITE PLAN (NOT TO SCALE)



GROUND FLOOR



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ALL DIMENSIONS ARE APPROXIMATE AND IT DOES NOT  
CONSTITUTE PART OF ANY LEGAL DOCUMENTS.

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Maroubra