

# 44 White Avenue, Maroubra, NSW 2035



## House For Sale

Tuesday, 7 May 2024

44 White Avenue, Maroubra, NSW 2035

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 231 m2**

**Type: House**



Eva D'Angelo  
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Mark Feerick  
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## Auction

Presented to the market for the first time in almost 40 years, this welcoming home offers a lifestyle of undeniable comfort over different levels. Currently configured as two separate residences, with the top level a fully self-contained guest apartment with separate entrance. There is ample scope to reconfigure as a single home. Additional features include a generous rear backyard and a sun filled private front courtyard. Solid timber polished floors are featured on the entry level. This superb home is conveniently placed just a moments' walk to Maroubra beach, as well as minutes to shopping center, University of New South Wales and city transport.- Modern kitchen featuring 900m Bosch oven with gas cooktop & Miele Dishwasher - Fully self-contained upper level guest apartment- Well-presented interiors, versatile floorplan- Generously proportioned double bedrooms- Combined living, dining area- Sun-washed essentially level rear garden- Potential to extend or reconfigure, STCA- Polished floors, soaring detailed ceilings- Ideal for large family, extra rental income- Quiet street, tightly-held community enclave- Moments' walk to Maroubra beach- Minutes to light rail, UNSW, Maroubra beach Council Rates: \$518.90 per quarter Water Rates: \$171.41 per quarter Land: 231sqm Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.