



## 1038-1040 Anzac Parade MAROUBRA NSW

4 2 4

A very rare opportunity to acquire a rare parcel of land with endless opportunities in the heart of Maroubra Junction CBD. Presenting these two double brick semis on a total of 846 sqm with R3 zoning, this is a superb opportunity for the developer or builder to buy today and prosper tomorrow. With the option to build a boarding house/student accommodation, townhouse, villas, residential apartment building or a child care centre (all STCA), this is an opportunity not to be missed.

### Features:

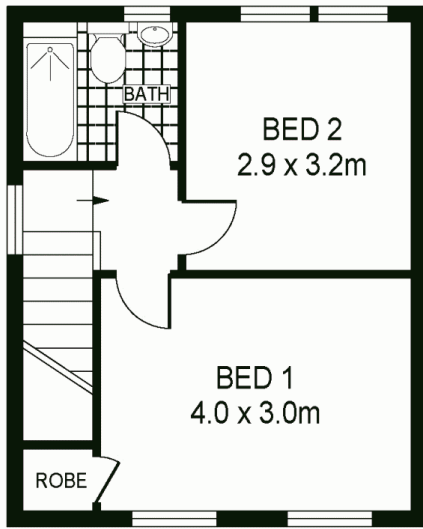
- Two double brick two bedroom semi detached homes
- Kitchens with gas cooking, bedrooms with built in robes
- 846 sqm parcel of land, 19.82m x 42.67m, R3 zoning
- Separate lounge/dining areas, sunny level rear backyards
- Large side drive ways with parking for up to four cars

**Land Size** : 846 sqm

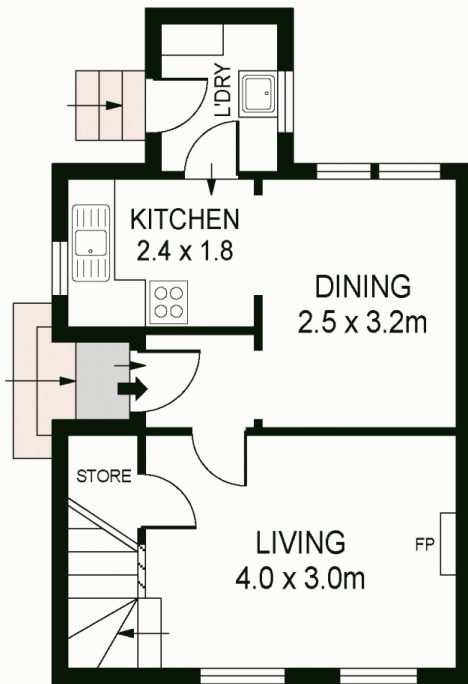
**View** : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/maroubra/residential/house/6767543>



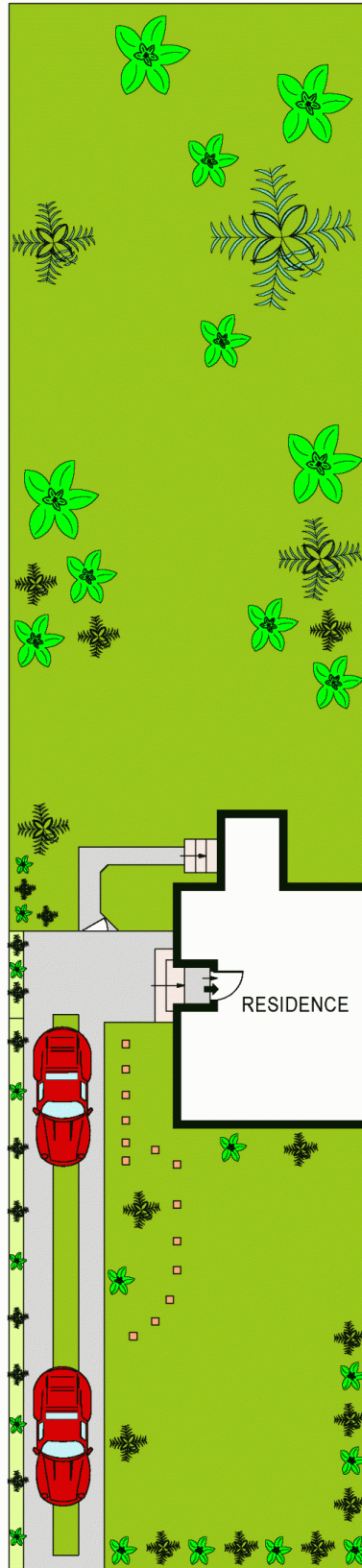
**Nick Papas**  
02 9314 2100



**LEVEL ONE**

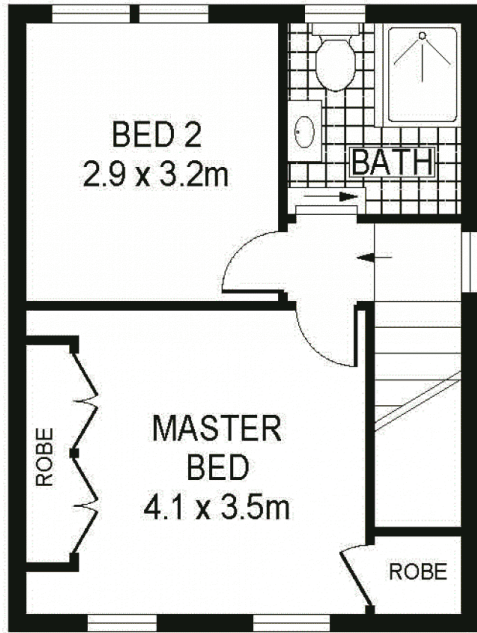


**GROUND LEVEL**

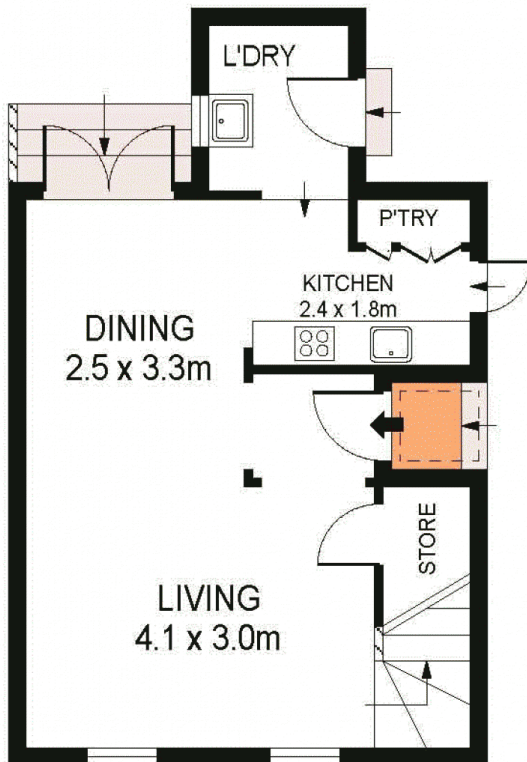


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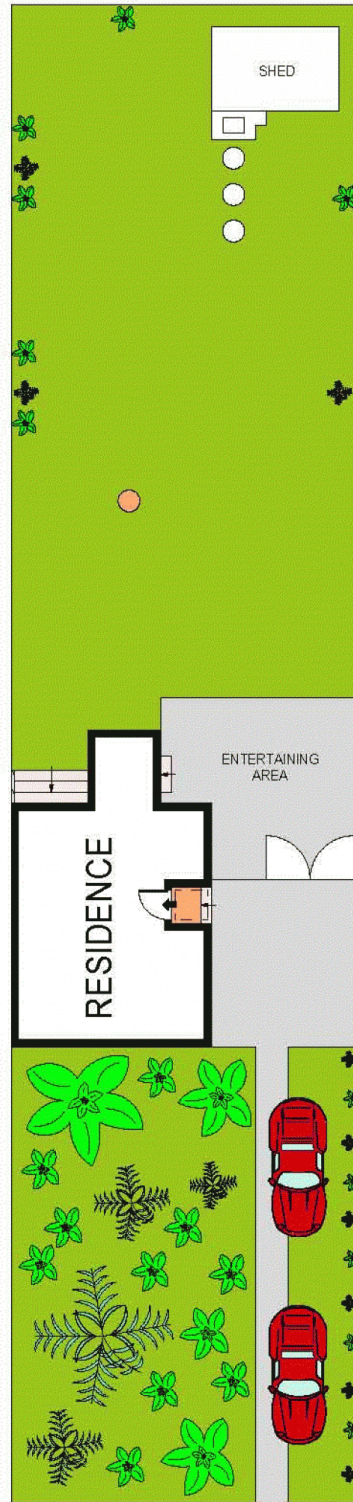




**FIRST FLOOR**



**GROUND FLOOR**



**SITE PLAN**  
(NOT TO SCALE)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
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