



## 1133 Anzac Parade Matraville NSW

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Perched up high sits this rare DA approved duplex site in East Matraville's most desired locations neighbouring sporting fields, national parks, coastal walks and a short stroll to the golden sands of Maroubra and Malabar Beach. Nestled within a peaceful and family friendly neighbourhood, this prime real estate offers endless potential for astute investors, developers or those looking to build their dream home with additional income streams and capital growth. This current free standing home on 563sqm, offers versatility with approved plans of two luxury homes with the added advantage of a ready to build project. Lifestyle is key being within moments to Maroubra and Malabar shopping peninsula, boutique shops and cafés, wide open spaces, bike tracks, kids playgrounds and Des Renford aquatic centre at Heffron Park, Malabar, Maroubra and Little Bay coastal walks and beaches,

**Price** : \$ 2,655,000  
**Land Size** : 563 sqm  
**View** : <https://www.agentsandco.com.au/sale/nsw/eastern-suburbs/matraville/residential/house/7689377>



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