

1/22-24 Brookvale Avenue, Brookvale, NSW 2100

Cunninghams

Sold Townhouse

Saturday, 2 March 2024

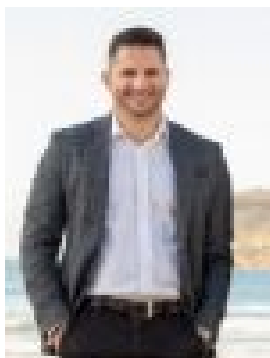
1/22-24 Brookvale Avenue, Brookvale, NSW 2100

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Sam Raso
0407936862



Andrew Lutze
0412568058

Contact agent

Auction Saturday 23 March 2024 FIND. A divine alfresco entertaining backyard bathed in north facing sunlight has created a magical low maintenance outdoor space, in this immaculately presented town home with house like proportions. The crisp white interior colour palette contrasts beautifully against the polished timber floors in the living spaces. The townhome is set within beautiful well maintained lush green landscaped gardens, surrounded by established trees and shrubs in a quiet cul-de-sac. LOVE. The lower-level spacious light filled kitchen and dining zones have a great view of the backyard and extend into the large living area. Three modern bedrooms and two bathrooms on the upper level are light bright spaces, all with built in robes and ceiling fans. Warringah Mall is conveniently located only a few minutes away. - Oversized north facing alfresco entertaining space and backyard with a pergola, paved area, green lawn and lots of established gardens and trees, with easy access into the double garage and the dining and kitchen areas- Well maintained boutique block of only nine townhouses with lush established gardens- Spacious modern light filled kitchen with ample storage, gas cooktop and built-in oven, stone benchtops, breakfast bar and a great view of the backyard, with adjoining dining area- Large L shaped living room with beautiful polished timber floors, lots of windows and great flow into the dining and kitchen spaces- Modern bright main bathroom with combined shower over bath - Large master bedroom has a mirrored BIR, ceiling fan and a fresh ensuite - Two additional north facing bedrooms with mirrored BIRs and ceiling fans- The laundry, powder room and a great storage area conveniently extend from the kitchen- Double lock up garage with built-in shelves and potential mezzanine storage has internal access into the backyard LIVE. Brookvale has now become a chic hub for a number of great micro-breweries cafes and restaurants all within close proximity of the property. Warringah Mall is conveniently located close by and provides superb shopping as well as amazing choice of great cafes. Transport along Pittwater Road heading into the city and up and down the Peninsula is easy and quick to access. The Manly ferry is also only a short drive or bus trip away. Great schools, golf courses, a number of sporting fields, cycle tracks, and the beautiful Manly Dam are all located nearby with a variety of beaches also on offer. RATES: Water rates: Approx \$171.00 pq Council rates: Approx \$429.50 pq Strata rates: Approx \$1057.99 pq SIZE: Total incl Garage: 258sqm ABOUT THE AREA Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly Shopping and Restaurants:- Westfield Warringah Mall- Brookvale Hotel- A variety of cafes, restaurants and shops along the Brookvale shopping strip Schools:- Brookvale Primary School- Northern Beaches Secondary College Cromer Campus- St Augustine's College WHAT THE OWNER LOVES: - We love the sunny backyard space there's lots of room for friends to visit- The Mall is super close and very handy to have nearby- The double garage with lots of storage space is great for families Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.