

**1/236 Sydney Road, Fairlight, NSW 2094**

**Sold Duplex/Semi-detached**

Wednesday, 15 November 2023

CLARKE  
& HUMEL

1/236 Sydney Road, Fairlight, NSW 2094

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 80 m2**

**Type: Duplex/Semi-detached**



Casey Faets  
0401378131



Ruby Simonetti  
0479101634

**\$1,850,000**

Retaining its elegant 1930's charm throughout a sumptuous contemporary transformation, this gorgeous lower duplex provides an idyllic haven for young families or downsizers with exclusive use of enclosed near level lawn and gardens adding some serious "wow" factor. Featuring separate living and dining areas, sunroom with a fitted office plus an extensive covered entertainers' terrace with tranquil northerly outlooks, it is conveniently located within a five minute stroll of village shops at Fairlight and Balgowlah with Manly Beach and Fairlight Beach only a short breath away.\* Elegant brick and shingled façade set upon a sandstone base \* Peacefully set below road level, gated access, minimal stairs \* Light filled living space warmed by an ornate gas fireplace\* Sunroom with fitted study desks sits under an arched window\* Dining room adjoins the kitchen that opens to the terrace\* Stone crafted open plan kitchen, gas cooktop and dishwasher\* Large bedrooms with opaque glass built-ins and ceiling fans\* Chic bathroom, terrazzo floors/feature wall, black tapware\* Basement storeroom on title plus an exclusive use storeroom\* Private fully-fenced near level lawn and barbecue terrace\* Landscaped easycare gardens plus timber seating and pergola \* Common rear lawn and laundry with allocated machine space\* Engineered timber floors, picture rails, plantation shutters\* Ducted a/c, gas outlet, window seat with built-in storage \* 400m to the primary school or Weeroona Reserve Playground\* Short stroll to city/wharf buses or a choice of village shops\* Walk to Fairlight Beach or Manly Beach, eateries and wharfCouncil: \$1,616pa approxWater: \$693pa approx