

1/26 Wattle Avenue, Fairlight, NSW 2094

Cunninghams

Apartment For Sale

Friday, 2 February 2024

1/26 Wattle Avenue, Fairlight, NSW 2094

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Apartment



Michelle Galletti
0403039444



Matthew Turner
0413785104

Auction

Auction to be Saturday 24 February 2024 on-site FIND. Resting on a picturesque, leafy street in Fairlight, this superb apartment has been beautifully updated, and is a ready-made haven that holds wide appeal for first time buyers, investors, young families and professionals. Situated close to Fairlight village and within walking distance of Manly, this sought-after location offers peace and quiet as well as incredible convenience. LOVE. This attractive abode feels private and protected, with its own entrance via the gardens that surround the front of the apartment. One of just six homes in 'Wattle Court', this ground floor apartment is light and airy, and features stylish modern finishes. - The living and dining area is filled with natural light, with big windows, pine floorboards and an exposed brick wall that all add interest and texture - Whip up a culinary storm in the uber-stylish kitchen that features deep concrete benchtops, a large island bench and dishwasher - Tons of space for a full dining setting, stylish plantation shutters throughout - Both bedrooms have good natural light and are comfortably appointed with built-in wardrobes and ceiling fans - Modern bathroom with rainfall shower, frameless glass and over-sized marble-look wall tiles - Shared laundry space with allocated space for your machine and plentiful hanging space to the rear of the block - Shared undercover parking on-site LIVE. The beauty of this location is that you're within walking distance to all of the lifestyle attractions in Manly, Balgowlah and Fairlight. It's a level stroll to Queenscliff Beach, where you can swim and surf or follow the beachfront path all the way into Manly. Local shops in Fairlight village offer the convenience of being able to grab a cup of coffee within moments, and Stockland Balgowlah shopping centre is a few blocks away for grocery shopping. If you commute to the city, the journey is made easy with express bus services on Sydney Road. RATES/SIZE: Water rates: Approx \$173 pq Council rates: Approx \$404 pq Strata levies: Approx \$1,567 pq Size: Approx 68 sqm ABOUT THE AREA Local Transport: - Buses to city CBD, Westfield Warringah Mall and surrounds - Manly Wharf ferries to Circular Quay Shopping & Dining: - Fairlight shops and The Butchers cafe - Stockland Balgowlah shopping centre - Manly Corso and Wharf shops and restaurants Schools: - Manly West Primary school - Mackellar Girls High School - Balgowlah Boys High School - St Pauls High School - Stella Maris College WHAT THE OWNER LOVES - The street is the perfect mix of being peaceful and tucked away, but also offers amazing proximity to village shops, beaches, daycare and schools. - The private access to the garden. We used it for drinks, yoga, playdates and the occasional spot of gardening. - The unique industrial features - exposed bricks, beams and concrete bench tops surrounded by lush green surrounds. 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. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.