

**1/40-44 Dalley Street, Queenscliff, NSW 2096**

**Cunninghams**

**Sold Apartment**

Friday, 12 April 2024

1/40-44 Dalley Street, Queenscliff, NSW 2096

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Lochlan Macpherson  
0404423323

**\$1,300,000**

Auction Saturday 4 May FIND. Flawlessly renovated and impeccably styled throughout, this ground-floor apartment with lock-up garage is hushed away to the rear of a quiet block, in a fantastic position close to Freshwater village. A tranquil, care-free haven for professionals, growing families or downsizers, this flawless abode is exceptionally private, and spills into outdoor gardens and alfresco space to the rear of the block. LOVE. Dressed in neutrals, the interiors are fresh, airy and light, with north-facing windows and stylish, coastal-inspired finishes. This location places you within a short stroll of two iconic surf beaches, as well as offering quick and easy access to Manly and Freshwater's vibrant lifestyle precincts. With dual-aspect windows, including on the northern side of the building, it stays cool in summer and warm in winter. Living and dining spills out to a patio and gardens that are shared but seldom used by other apartments. Impressive contemporary kitchen with sleek white stone, induction cooktop, dishwasher, tons of pantry storage, soft-close joinery, a reverse-osmosis filtered water tap, and concealed laundry with dryer. Comfortable, spacious bedrooms are appointed with built-in wardrobes and ceiling fans, with a study/dressing-table nook & electric heater in the master. Immaculate modern bathroom with rainfall shower and frameless glass. Private entry to the rear of the block and easy flowing access into outdoor space makes this a suitable apartment for those with pets. Classic white plantations, high-quality carpet in bedrooms, new oak floorboards in living, freshly painted throughout. Quiet block, ground floor position with easy access from the street, and a single lock-up garage. LIVE. This premier address offers outstanding proximity to world-class beaches, as well as the shopping and dining hubs in Manly and Freshwater. Take your pick from Queenscliff or Freshwater beaches for a swim in the morning, and then you are spoiled for choice with a great number of fantastic cafes in the village for a relaxed breakfast or a takeaway coffee. Freshwater village also has a diverse range of boutique shops and useful amenities, and there is easy access to bus services to Manly or the city from Pittwater Road. RATES/SIZE: Water rates: Approx \$171.41 p/q Council rates: Approx \$403.90 p/q Strata rates: Approx \$1344.23 p/q SIZE: Approx 84sqm ABOUT THE AREA Local Transport:- Buses to City CBD, Manly, Dee Why and surrounds- Manly Ferries to Circular Quay Shopping:- Freshwater village shops and cafes- Manly Corso shops, restaurants, cafes and bars- Manly Wharf restaurants and bars Schools:- Harbord Primary School- Northern Beaches Secondary College Freshwater Senior Campus- Northern Beaches Secondary College Balgowlah Boys Campus- Northern Beaches Secondary College Mackellar Girls Campus WHAT THE OWNER LOVES:- We love the private access straight into the apartment and the fact it's so dog-friendly. - We love that we're in the middle of Manly and Freshwater, and can walk to either beach if we feel like it. - We get great natural light from the northern windows, and it's warm in the winter but cool in the summer. 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. Some images show virtual styling.