

1/7 Seddon Hill Road, Freshwater, NSW 2096

Cunninghams

Sold Duplex/Semi-detached

Sunday, 13 August 2023

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Bedrooms: 3

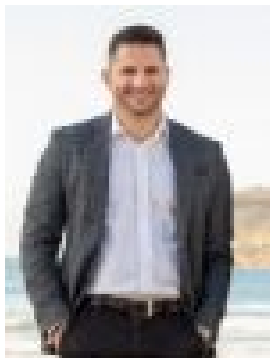
Bathrooms: 1

Parkings: 1

Area: 301 m2

Type:

Duplex/Semi-detached



Sam Raso

0407936862

\$2,480,000

FIND. This house-sized triplex apartment is a unique offering in a coveted corner of Freshwater. Thoughtfully updated and beautifully presented, this home will be a joy to live in, but there is also huge potential to add value, with strata approval in place to convert the floorplan into a four-bedroom, two-bathroom home. There is also the option of adding an additional level, maximising on the ocean and district views (STCA).
LOVE. With 301sqm on title, this exceptionally spacious abode showcases private north facing outdoor entertaining, breathtaking district views, and offers a huge amount of space and versatility for downsizers or families. This quiet, elevated cul-de-sac is tightly held, offering stunning ocean and district views, and easy access to Freshwater and Curl Curl beaches.- Generous lounge and dining area with abundant amounts of natural light, district outlooks that extend into the distance & a sandstone feature wall- Stunning north facing outdoor entertaining area set privately to the rear, landscaped with mature, tropical-inspired plants and trees, plus outdoor shower- Stylish kitchen superbly appointed with stone counters, tons of meal prep space, dishwasher, generously sized and combined with a casual meals area- Casual dining spills onto an east-facing verandah, delightful in the morning- King-sized master bedroom with adjoining balcony with a beautiful district outlook, also oriented to see the New Year's fireworks- Two additional bedrooms feature built-in wardrobes- Well-presented bathroom with a rainfall shower- Enormous laundry room with tons of space for storage- Large lock-up garage and an enormous mezzanine storage area
LIVE. This protected street is exceptionally quiet and tranquil, but there are huge lifestyle benefits as well. Freshwater village is a quick stroll away and offers a diverse selection of eateries and shops. Public walkways offer quick and easy access down to Curl Curl Beach, Freshwater Beach as well as the Harbord Diggers. If you need to travel to the city or Manly, bus services are just moments away, but you can also take a pleasant amble over Queenscliff headland and along the beachfront to Manly.
RATES: Water rates: Approx \$173.30 pq Council rates: Approx \$448.20 pq Strata Rates: Approx \$931.30 pq
SIZES: Internal: Approx 139 sqm External: Approx 119 sqm Garage + Storage: Approx 43 sqm Total: Approx 301 sqm
ABOUT THE AREA Local Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surrounds Shopping & Dining:- Freshwater Village shops, cafes and bars- Pilu Restaurant- Harbord Diggers- Harbord Hotel Schools:- Harbord Primary School- St John The Baptist- Freshwater Senior Campus- Mackellar Girls Campus- Balgowlah Boys Campus
WHAT THE OWNER LOVES:- We have loved living on this small cul-de-sac. It's super quiet and peaceful.- The layout is really functional. We like having two living areas so everyone can spread out and have space for themselves.- We love being able to walk to the village so easily, and having a choice of two beaches within moments.
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