

10/17 Pine Avenue, Brookvale, NSW 2100

Cunninghams

Apartment For Sale

Friday, 3 May 2024

10/17 Pine Avenue, Brookvale, NSW 2100

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Sam Raso

0407936862



Ben Jones

0424277887

Auction

FIND. Thoughtfully renovated and styled to perfection, this ground-floor apartment with courtyard garden is hushed away to the rear of a quiet block, in one of Brookvale's best streets, just moments from the oval and an easy stroll to Warringah Mall and Brookvale's entertainment district. This tranquil, light-infused haven holds huge appeal for a wide range of buyers, including professionals, growing families or downsizers.**LOVE.** With 164sqm on title, including a large wraparound garden and courtyard, this apartment offers generous space to entertain, play and relax. The interiors are fresh, airy and light, with stylish modern finishes and leafy outlooks from most windows. You'll love the ease of living in this unique apartment that has direct private access, and the privacy and standalone feel of a house.- Outdoor space wrapping around the apartment, offering privacy and all-day sunshine, with private entry offering easy access for pets.- A large open patio offers an effortless space to entertain or eat a meal outside, and a large covered section offers protection from the sun.- Spacious living and dining area with a free-flowing layout, moving effortlessly to the courtyard or into the kitchen.- Impeccable renovated kitchen with stone counters, high-quality appliances, generous pantry storage, induction cooking and adjoining laundry.- Both bedrooms are comfortably appointed with built-in wardrobes, and have pleasant leafy outlooks from the windows.- Immaculate bathroom with bathtub and separate shower.- Basement lock-up garage. Pedestrian entry via Federal Parade.**LIVE.** Brookvale is fast becoming a hotspot for artisan food and beverage offerings, with several great cafes, roasters and independent breweries within a short walk of the front door. If you enjoy hiking, there are lots of beautiful walking trails in the Allenby Park area. Or if you're in the mood for the beach, there are a number of them nearby, including Dee Why and Freshwater. There is a multitude of shops, eateries, supermarkets and a cinema at Warringah Mall, and you have got the convenience of bus services at your fingertips.**RATES:**Water rates Approx \$171.41 pqCouncil rates Approx \$404.00 pqStrata rates Approx \$965.50 pq**SIZES:**Internal + Courtyard Approx 150 sqmParking Approx 14 sqmTotal size: Approx 164 sqm**ABOUT THE AREA**Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood and Manly.Shopping & Dining:- Westfield Warringah Mall- Brookvale Hotel- A variety of cafes, restaurants and shops along the Brookvale shopping stripSchools:- Brookvale Primary School- Northern Beaches Secondary College Cromer Campus- St Augustine's College- Freshwater Senior Campus**WHAT THE OWNER LOVES:-** We love that there are a number of breweries, cafes and distilleries within walking distance.- We love having the freedom of our own entrance, and the luxury of so much outdoor space.- It's walking distance to the mall, and really close to bush tracks and a waterfall.**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.