

13/21-23 Shackel Avenue, Brookvale, NSW 2100

Cunninghams

Unit For Sale

Thursday, 19 October 2023

13/21-23 Shackel Avenue, Brookvale, NSW 2100

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Richard Cook
0415714899



Byron McDonald
0422142863

Price Guide \$925,000

FIND. Bright, modern and spacious, this is a superb apartment with all of the must-have features ticked off the list, including a spacious living zone, an internal laundry, a sunny aspect, private entertainer's balcony and a secure garage.

LOVE. Brookvale has become a real northern beaches hotspot over recent years, with an expanding collection of breweries, coffee roasters and distilleries all within an easy stroll, and the convenience of having Warringah Mall and major bus services within the local area. A fantastic location for professionals, downsizers as well as growing families. A tucked away position within a modern security building offers a sense of peace and privacy inside. A bright combined lounge and dining area with a free-flowing design offers generous proportions with space for a dining setting and a study nook. Living is extended by a protected balcony, where you can relax or entertain in peace and privacy. Immaculate modern stone kitchen with central island bench, gas cooking, tons of storage space and a dishwasher. Large master bedroom with two sets of built-in wardrobes and a tidy shower en-suite bathroom, whilst the second bedroom also features built-ins. Well-presented shower bathroom, concealed laundry room, intercom access, generous internal storage. Lock-up garage in secure basement parking area.

LIVE. Brookvale has a lot to offer, with lots of independent breweries and cafes as well as sporting grounds, nature trails and schools within walking distance. With a number of beaches within a short drive, and the B-Line bus service that offers a quick and easy transport link into the city, this is also a fantastic base from which to access everything you need. The close proximity to Manly, Dee Why and Freshwater means beaches and other shopping and dining hubs are within easy grasp, and Warringah Mall provides all of your shopping needs.

RATES: Water rates Approx \$173 pq Council rates Approx \$404 pq Strata levies Approx \$1,328.20 pq

SIZES: Internal Approx 86 sqm Balcony Approx 18 sqm Total: Approx 104 sqm

ABOUT THE AREA Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly. Shopping & Dining:- Westfield Warringah Mall- Brookvale Hotel- A variety of cafes, restaurants and shops along the Brookvale shopping strip Schools:- Brookvale Primary School- Northern Beaches Secondary College Cromer Campus- St Augustine's College- Freshwater Senior Campus

WHAT THE OWNER LOVES:- It feels very private, protected and peaceful within the apartment. We love being able to wander to one of the breweries on an evening to have a drink and a bite. This is such a central, convenient location to everything you need. We can get our shopping from the mall, or be at the beach within minutes.

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.