

13 Derwent Street, Wheeler Heights, NSW 2097

Cunninghams

House For Sale

Wednesday, 17 January 2024

13 Derwent Street, Wheeler Heights, NSW 2097

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ben Jones

0424277887



Andrew Lutze

0412568058

Auction

AUCTION on site 17 February 2024
FIND. Located in a quiet leafy tree lined cul-de-sac within the family friendly community of Wheeler Heights, this home has been lovingly held and cherished by the same family for over fifty years. This neat and tidy original cottage provides a versatile floorplan with a self-contained lower-level area having its own entrance, with the main living, dining, kitchen, bedrooms and bathroom positioned on the upper level. LOVE. The property provides unlimited potential including renovation, redesign or rebuild options (STCA) to create a reinvented contemporary family residence. Established trees and lush green gardens provide privacy and a natural outlook to both the front and back gardens, with the backyard having a sunny westerly orientation. -?Large grassed backyard with established trees that is a blank canvas waiting for inspiration.-?Spacious front verandah that enjoys the lovely morning sun looking out over the garden.-?Neat and tidy original timber kitchen with free standing stove adjacent to the dining and living room with Daikin split system air conditioning. -?Sunroom with easy access into the backyard. -?Oversized main bedroom with large BIR and two additional bedrooms also located on the upper level with BIRs.-?Original family bathroom with large combined bath and shower.-?Self-contained lower level with separate front entry, living space, bathroom, fourth bedroom and kitchenette area with access into the backyard. -?Single garage with additional off-street parking.-?Large external laundry with easy access into the backyard.-?Rainwater tank.LIVE. Convenient access onto the beautiful leafy Narrabeen Lake trail is only a short walk or bike ride away. The café beachfronts at Dee Why and Collaroy are both a quick five-minute drive with numerous restaurants and bars. Local shopping and cafes are located in the new boutique Village a few streets away and also at the Augusta Shopping Village. St Matthews Farm Reserve and Cromer Park playing fields are close by, as is access to local buses and the B-Line bus service from Pittwater Road into the city. The suburb is a family friendly community that is positioned in a convenient spot close to headland walking tracks, beaches, sporting fields, transport, schools and the lake.RATES/SIZE:Water rates: Approx \$173 pqCouncil rates: Approx \$477 pqSize: Approx 556.40 sqmABOUT THE AREALocal Transport:- Buses to City CBD, Dee Why, Westfield Warringah Mall and surroundsShopping:- Wheeler Heights shops and cafes- Beachside cafes and restaurants of Collaroy and Dee WhySchools:- Wheeler Heights Primary- Cromer High School- St Rose Catholic School- Pittwater House PrivateWHAT THE OWNER LOVES:-?The street is full of lovely neighbours which we have known for a long time-?Local buses are very convenient and only a short walk away-?I love all the trees in the backyard and my garden 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.