

130 Abbott Road, North Curl Curl, NSW 2099

Duplex/Semi-detached For Sale

Friday, 26 January 2024

CLARKE
& HUMEL

130 Abbott Road, North Curl Curl, NSW 2099

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 300 m2

Type:

Duplex/Semi-detached



James Eyden
0299773300



David Kaufman
0422376009

Guide \$2,100,000

Wonderfully flexible and functional and comfortably modern while offering scope to stamp your creative decorative mark, this immaculate dual level family home provides a private and carefree haven in a highly sought-after lifestyle setting. Placed on 300sqm of private easycare gardens with near level north rear lawn, it is situated directly opposite the playing fields adjoining Curl Curl Lagoon within a five minute stroll of village shops and Curl Curl North Public School.

- Great for kid's with playing fields for all sports across the road
- Level front lawn and covered porch screened by a high hedge
- Generous living space with defined dining area by the kitchen
- Glass sliders open to an extensive covered entertainers' terrace
- Stylish open plan stone and gas kitchen with s/steel dishwasher
- Three sizable bedrooms with built-ins and ceiling fans upstairs
- Entry level fourth bedroom with built-ins or media room/office
- Tidy three-way bathroom upstairs, powder room on entry level
- Leafy outlooks at every turn, tiled flooring and gas outlets
- Easycare leaf-screened north rear lawn dappled with north sun
- Only footsteps to Manly Senior Campus and express city buses
- Walk to St Luke's Grammar, Fitness First or North Curl Curl Beach
- Carport and car space, aluminium garden shed in rear garden

Council Rates: \$2,406 PA Approx
Water Rates: \$600 PA Approx