

14/82 Soldiers Avenue, Freshwater, NSW 2096

Cunninghams

Townhouse For Sale

Tuesday, 7 May 2024

14/82 Soldiers Avenue, Freshwater, NSW 2096

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



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Auction

Auction Saturday 1 June on-site FIND. Positioned on a premium Freshwater street, this spacious, sunlit townhouse offers a lifestyle of peaceful convenience. Beautifully designed with bespoke finishes and a neat and tidy layout, this home delivers superb functionality, with quiet, comfortable bedrooms placed privately upstairs, a sunny east-facing entertainer's courtyard, a separate rear courtyard, and a balcony with tree-filled ocean views. LOVE. Nestled within a boutique collection of strata townhomes, the practical nature of this impeccable residence makes it the perfect choice for growing families, professionals and downsizers. Positioned in the quiet of Soldiers Avenue, it's close enough to stroll to beautiful Freshie beach or the local school, and dip into the lifestyle delights in the village.- Open and spacious living and dining zone with pine floorboards, connecting to front and rear courtyards with an easy flow.- A large amount of quality joinery creates additional functionality, with a bespoke entertainment cabinet that sits opposite comfy built-in seating.- The east-facing courtyard features a deck and built-in seating that is primed for relaxed alfresco meals with friends.- Superbly-appointed kitchen offers tons of bench and storage space, with stone counters, quality appliances, brekkie bar and a dishwasher.- Grouped together upstairs, both bedrooms are well-proportioned and filled with natural light.- The master bedroom features an adjoining study/dressing room and east-facing balcony with leafy tree-filled views that extend to the ocean.- Neat and tidy bathroom with combined half-bathtub and overhead shower.- A covered carport is conveniently positioned close to the front door, as well as a lockable storage shed for stashing belongings. LIVE. Freshwater is known for its welcoming community vibe and its bright and bustling village, which is filled with boutique shops, cafes and restaurants. Everything is within walking distance, including Freshwater Beach, or it's a scenic stroll into Manly over the headland and along the oceanfront. There are a number of popular beachside eateries for a relaxed feed, including the Harbord Diggers and the Harbord Hotel. It's easy to travel further afield with bus stops on Harbord Road or in the village. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$403.98 pq Strata levies: Approx \$1278.10 pq Size: Land size Approx 109 sqm Internal Size Approx 87 sqm ABOUT THE AREA Local Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surrounds Shopping & Dining:- Freshwater Village shops, cafes and bars- Pulu Restaurant- Harbord Diggers, Harbord Hotel Schools:- Harbord Primary School- St John The Baptist- Freshwater Senior Campus WHAT THE OWNER LOVES- We love sitting in the front courtyard in the afternoon, or having friends over for a BBQ.- We feel like we're positioned away from the hustle, but we're close enough to walk to the school, the village and the beach.- We love how functional and practical this home is, with lots of built-in storage and seating, which makes it very easy to live in. 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.