

**156b Victor Road, Narraweena, NSW 2099**

**Cunninghams**

**Sold Duplex/Semi-detached**

Saturday, 11 November 2023

156b Victor Road, Narraweena, NSW 2099

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



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## Contact agent

Auction On-site Saturday 2 December FIND. Magnificent tree top, district and water views that stretch toward Dee Why and Long Reef Beaches, are the stand out feature of this semi-detached family home with house like proportions. The spacious open plan living and dining areas with adjoining kitchen, on the upper level invites the morning sunrise in, through large glass doors that look out to the water and views. The soaring cathedral ceiling with timber feature beams creates amazing space, light and architectural interest. LOVE. The sprawling established native gardens in the front yard create privacy and beckon you into the property, which sits majestically on the high side of the street. The low maintenance backyard has a paved entertaining zone and a grassed area with a beautiful vista of grand trees that extend across the neighbourhood. The home also provides opportunity for further upgrades and enhancement to enable you to create your families own Northern Beaches haven.

- Large combined living and dining room with high ceilings, timber beams, with Daikin split system air conditioning and feature pendant lighting.
- Enclosed large private outdoor balcony room with water views toward the beach.
- Good functional north facing kitchen with Westinghouse wall oven, Euro ceramic cooktop, Dishlex dishwasher and lots of prep and cupboard space, that easily flows to the main living and dining spaces.
- Modern family bathroom with large bath and separate shower, featuring a separate double vanity foyer area outside of the bathroom. Private WC near the bathroom, with a convenient second WC on the upper level.
- Enormous master suite on the lower level with a huge mirrored BIR with views of the lovely front garden.
- Second bedroom on the lower level with mirrored BIR quietly position at the back of the home.
- Bright third bedroom located upstairs with views of the backyard.
- Established native gardens and trees with an easy low maintenance backyard.
- Double brick construction with timber staircase and brick feature walls.
- Large laundry with convenient access to the backyard with fold down clothesline.
- Huge amount of under stair storage in the hallway.
- Off street parking for two cars, with possible addition of a carport (subject to council and neighbour approval).

LIVE. Located in a leafy quiet pocket of Narrabeena with no through traffic, bordering both Dee Why and Cromer this family friendly spot is a short stroll to the recently updated Narrabeena Village shops and great local schools. The convenience of Dee Why is very close including the beachfront café scene and surf, local shopping, and transport via the B-line bus service and other services heading into the city, Manly and other Northern Beaches locations. St Matthews Reserve, Cromer Park and Dee Why Park provide great nearby sporting facilities, with larger shopping centres close by at Warringah Mall and Warriewood Square. The renovated Dee Why RSL is also a favourite spot. Beautiful headland walks, cycle paths and golf courses surround this location in both directions of the peninsula.

RATES/SIZE: Water rates: Approx \$173.29 pq Council rates: Approx \$403.90 pq Size: Internal Approx 146 sqm Courtyard Approx 95 sqm Car space Approx 14 sqm Total Approx 255 sqm

ABOUT THE AREA Local Transport:- Buses to City CBD, Chatswood, Manly, Dee Why and surrounds Shopping:- Narrabeena village shops- Westfield Warringah Mall -Dee Why beachfront restaurants and cafes Schools:- Narrabeena Primary School- St Johns Narrabeena Catholic School- St Augustine's College

WHAT THE OWNER LOVES: - The balcony is where I love to sit early in the morning taking in the sunrise over the water with a cup of tea - The front gardens are just beautiful and the street is full of lovely trees - The location is really easy for heading into either Dee Why or Narrabeena

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