

**17 Crown Road, Queenscliff, NSW 2096**

**Cunninghams**

**Sold House**

Friday, 25 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

FIND. Poised in position at the quiet end of Queenscliff headland, this captivating home boasts a front row-seat to the enchanting spectacle of Freshwater Beach. An inspired, multi-level floorplan showcase uninterrupted views of ocean, beach and district, with open-plan living, outdoor spaces on every level, and a perfect northerly aspect that attracts beautiful sunshine all year round. LOVE. Be inspired every day by the outlook straight onto Freshwater Beach. Be regaled by magnificent sunrises, watch as the surfers take their place in the morning line-up, and enjoy instant access to a choice of world-class beaches or Freshwater village. - Outdoor spaces on all three levels are positioned so you can enjoy the views no matter where you are in the house- Comfortable in all the seasons, the bright, north-facing open-plan living and dining with gas fire opens to a big entertainer's balcony- Entertain year round on the covered balcony with retractable awning, with a stunning ocean, beach and district panorama lying beyond- Modern stone kitchen with gas cooking and a dishwasher, plus adjoining WC and storage room- Over-sized master bedroom with an ocean-facing balcony, walk-in wardrobe and a full en-suite with separate bathtub & shower- Two additional bedrooms with built-in wardrobes and access to a terrace- Neat bathroom with a combined bathtub and shower- Lower-level rumpus room, ideal as a media room or teenager's retreat- Large laundry room with extra storage space and wet bar- Double lock-up garage with auto door and internal access, intercom access LIVE. Check the surf conditions from the comfort of home before choosing whether to visit Freshwater or Queenscliff beach for your morning swim or surf. Freshwater village is a quick stroll away, where you can access a vibrant array of boutique shops, or dine in one of the beachside eateries, including the Harbord Hotel or the Harbord Diggers. Bus stops are close by for a quick connection straight to Manly Wharf, or you can easily walk to Manly town along the beachfront. RATES Water rates: Approx \$173.29 p/q Council rates: Approx \$1,121.20 p/q ABOUT THE AREA Local Transport:- Buses to City CBD, Manly, Dee Why and surrounds- Manly Ferries to Circular Quay Shopping & Dining:- Manly Corso shops, restaurants, cafes and bars- Manly Wharf restaurants and bars; Freshwater village shops and cafes Schools:- Harbord Primary School- Stella Maris Catholic College- St Pauls Catholic College- Northern Beaches Secondary College Balgowlah Boys Campus- Northern Beaches Secondary College Mackellar Girls Campus WHAT THE OWNER LOVES:- The beachside lifestyle is so easy and relaxed, I love watching people enjoy the beach and the surfers in the water- I have loved waking up to the morning sun, and the stunning views over Freshwater Beach.- There isn't a better location, sitting right between Freshwater and Manly beaches and being so close to shops and cafes in the village. 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.