

**17 Crummock Street, Wheeler Heights, NSW 2097**

**Cunninghams**

**House For Sale**

Thursday, 30 May 2024

17 Crummock Street, Wheeler Heights, NSW 2097

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Matthew Lemon

0414830140

## Auction

Auction Saturday 22nd June on-site FIND. Poised on a generous block that rests alongside the lush surrounds of South Creek, this single-level home is an inviting entry into the relaxed community of Wheeler Heights. Cushioned by gardens on either side and featuring bright and airy living spaces, this is an expansive, generously-appointed home with a relaxed, welcoming feel, lots of natural light, and space for everyone to spread out. LOVE. Likely to be popular with up-sizers and families entering the market for the first time, this home has been refreshed and is perfectly comfortable for years to come, yet there is an opportunity to add value and your own creative flourishes. - Attractive weatherboard and brick façade with a wide front verandah that overlooks a sun-drenched north-facing yard. - A light-filled living area with a slow-combustion fire and exposed beams is a soothing space with expansive windows that frame a view of the backyard. - Child-friendly backyard with level lawn and fire pit area where you can enjoy privacy and the afternoon sunshine. - At the heart of the home and offering space to gather together is a combined dining and kitchen with gas cooking, a breakfast bar and dishwasher. - Four generous bedrooms include an enormous master bedroom with a modern en-suite bathroom. - Three bedrooms include built-in wardrobes, one includes verandah access. - Modern family bathroom with bathtub and separate shower. - Single lock-up garage, ducted gas heating LIVE. Wheeler Heights has a friendly, community-focused vibe that is perfect for families. Narrabeen Lake is practically on the doorstep, where there are stunning walking and bike trails to enjoy. Also just around the corner is the exciting new shopping and cafe centre on south creek road with a fantastic array of shops, great cafes and restaurants. For more extensive dining and shopping options, or to visit the beach, it's a quick drive to Dee Why, Collaroy or Narrabeen. RATES/SIZE: Water rates: Approx \$171.41 p q Council rates: Approx \$477 p q Size: Approx 556.4 sqm ABOUT THE AREA Local Transport:- Buses to City CBD, Dee Why, Westfield Warringah Mall and surrounds Shopping:- Wheeler Heights shops and cafes- Beachside cafes and restaurants of Collaroy and Dee Why Schools:- Wheeler Heights Primary- Cromer High School- St Rose Catholic School- Pittwater House Private WHAT THE OWNER LOVES:- We love sitting in the living area at the back of the house with the fire on in the winter. - We love the peace and tranquillity of Wheeler Heights, which feels very protected yet is very close to shops, schools and beaches. - We often get on the bikes and go down to Narrabeen Lake at the weekend. It's a stunning spot and always so peaceful. 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.