

# 2/22 Crown Road, Queenscliff, NSW 2096



## Sold Unit

Friday, 3 November 2023

2/22 Crown Road, Queenscliff, NSW 2096

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m<sup>2</sup>**

**Type: Unit**



Cranston Schwarz



Steve Thomas  
0432600083

**\$1,365,000**

In a sought-after headland positioned between two iconic beaches and walking distance to Manly, the contemporary haven emphasises space, comfort and outdoor entertaining. Its practical design showcases quietly placed bedrooms away from the generous living/dining, including A/C and high ceilings throughout. Spoiled with two generous outdoor areas, an entertainer's terrace, and deck, enjoy hosting Summer BBQ's or simply soaking in the sun-rays. An ideal location to relish the dream beaches lifestyle, located within short walking distance to Freshwater and Manly shops, cafes and restaurants, Queenscliff and Freshwater beach and transport. Key features • Small block of only 8 units, dual access from block entry & private deck • Huge Master, both bedrooms feature built-ins, ceiling fans and carpet • Spacious L-shaped living/dining, split system A/C, high ceilings • Kitchen ft. stone benchtops, electric stove & dishwasher, internal laundry • Lock-up garage, storage cupboards, chic modern bathroom • Current tenancy in place – 09 August 2024 at \$780.00 per week Within arm's reach • Queenscliff and Freshwater beach, lagoon and ocean pool • Freshwater Village or Manly Corso, shops, cafes and restaurants • Scenic coastal walks, parks and ovals • Popular Harbord Hotel and Harbord Diggers • Public transport (the city commute is easy) and bicycle paths Nitty gritty details Internal size: 79.4m<sup>2</sup> approx. External size: 16.7m<sup>2</sup> approx. Total: 96.1m<sup>2</sup> approx. Stata Rates: \$1,388.22 p/q approx. Water Rates: \$173.29 p/q approx. Council Rates: \$403.90 p/q approx. Rental potential: \$780.00 per week Buy Well. Sell Well. Rent Well. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.