

**2/261 Sydney Road, Fairlight, NSW 2094**

**Cunninghams**

**Apartment For Sale**

Friday, 24 May 2024

2/261 Sydney Road, Fairlight, NSW 2094

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## For Sale Guide \$1,200,000

FIND. Perched atop a boutique block of only four apartments, this chic, leafy apartment is illuminated with natural light and renovated to perfection. Located in a sought-after and unique row of homes on Sydney Road, it also enjoys dual access from Hilltop Crescent, offering ample on-street parking solutions in addition to its large lock up garage. This north-facing gem provides a peaceful retreat while being just footsteps away from cafes, local shops, and the vibrant hubs of Fairlight, Balgowlah, and Manly. LOVE. Beyond your own private entrance via a dedicated stairwell, this home is a sunlit sanctuary. Be greeted by a tranquil, light-filled living space enhanced by Magnetite double glazing on all front-facing windows. The modern kitchen boasts expansive Caesarstone benchtops, Bosch appliances, and an inviting dining nook, perfect for casual meals. The apartment's fresh, neutral colour palette is balanced by the Canadian Appalachian timber flooring creating a warm and contemporary atmosphere. Enjoy the sun all day from the expansive wrap-around balcony, ideal for relaxing, entertaining, or watching the sunset.- Modern, light-filled living area with double glazing for added tranquillity- Near new kitchen with Caesarstone benchtops, Bosch appliances, and dining nook- Internal laundry facilities located in the kitchen- Two spacious bedrooms with built-in robes- North facing wrap-around balcony with private, leafy views- Reverse cycle air conditioning for year round comfort- Lock-up garage with light, power, and potential for overhead storage- Small, well-maintained building with lovely gardens- Freshly renovated with bright and fresh interiors and a neutral colour paletteLIVE. Living in this boutique apartment offers an unparalleled lifestyle in one of Fairlight's most sought-after locations. Set back from Sydney Road, you'll enjoy a peaceful ambiance while remaining within easy reach of local amenities. Start your day with a coffee from Effie's cafe, just metres from your front door, or take a leisurely stroll to Fairlight Beach and the scenic harbour foreshore. The vibrant shopping and dining precincts of Manly and Stockland Balgowlah are just a short walk away, along with the Manly ferry for a quick commute to the city. Embrace the outdoors with nearby scenic walks, including the famous Spit to Manly Walkway, and relish the convenience of being steps from express city buses and local shops.RATES/SIZESWater Rates Approx \$171.41 pqCouncil Rates Approx \$404.00 pqSize: Internal Approx 72 sqmGarage Approx 16 sqmTotal Approx 88 sqmABOUT THE AREALocal Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular QuayShopping & Dining:- Fairlight shops and The Butchers cafe- Stockland Balgowlah shopping centre- Manly Corso and Wharf shops and restaurantsSchools:- Manly West Primary school- Mackellar Girls Campus- Balgowlah Boys Campus- St Pauls High School- Stella Maris College- St Augustine's CollegeWHAT OWNER LOVES - The apartment's north-facing orientation floods the living spaces with natural light, creating a warm and inviting atmosphere throughout the day.- The wrap-around balcony offers a sunny yet serene, leafy view, providing a peaceful retreat where you can relax and enjoy the sunset.- The dedicated stairwell entrance enhances the sense of privacy and gives the apartment a homely feel, making it feel more like a standalone residence than a typical apartment.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. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling