

**2/44 Oliver Street, Freshwater, NSW 2096**

**Cunninghams**

**Sold Apartment**

Thursday, 5 October 2023

2/44 Oliver Street, Freshwater, NSW 2096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$2,200,000**

Auction on-site 28 October 2023  
FIND. A rare Art Deco triplex garden apartment with elegant character details, in a coveted part of Freshwater. The easy-living, house-like layout stretches luxuriously over 212sqm, occupying the entire top floor of a small block of three homes. Thoughtfully updated, washed with natural light and showcasing over-sized proportions that offer easy liveability and immense appeal for families and downsizers. LOVE. It's rare to find character apartments in Freshwater, and with the combination of a garden, deck, a garage and such a generous amount of living space, this is a truly unique offering in an idyllic location that allows you to wander to the beach and the village with ease, and embrace what is one of the most coveted lifestyles on the northern beaches. - With windows on all four sides of the building, there's always great natural light and a beautiful cross-flow of air- Exceptionally spacious with over-sized proportions in living areas & bedrooms- Elegant character details fill the interiors with charm and personality, including high ceilings with decorative cornicing, picture rails & brick fireplace- An easy-living layout with amazing flow between lounge, dining and kitchen- A second living area offers a handy breakout zone that connects with a sun-dappled rear entertainer's deck with leafy outlooks, plus separate study nook- Low-maintenance garden on title, with veggie and herb beds for the kids to potter in, and a purpose-built Blackbutt seating with firepit area- Updated stone kitchen with stylish black and brushed gold fixtures, kit-kit tiled splashback and a breakfast bar- Two over-sized bedrooms with huge built-ins, generous third bedroom - Neat and tidy bathroom with a fresh white palette- Ceiling fans in two bedrooms, air-con unit in living & dining- Entry via Surfers Parade, single lock-up garage, shared laundry  
LIVE. Freshwater offers a vibrant beachside lifestyle that is coveted by many. This central location is within easy walking distance of Freshwater beach and village, where there is an always-evolving selection of boutique shops and enticing eateries. Nearby bus services offer quick access into Manly, Warringah Mall or the city. With Jacka Park directly across the road and Harbord Public School just down the road, it's easy to see why this area is loved by families.  
RATES: Water rates: Approx \$173.30 pq  
Council rates: Approx \$438.80 pq  
Strata Rates: Approx \$1,070 pq  
SIZES: Internal + Balcony incl stairs: Approx 148 sqm  
External: Approx 47 sqm  
Garage: Approx 17 sqm  
Total: Approx 212 sqm  
ABOUT THE AREA  
Local Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surrounds  
Shopping & Dining:- Freshwater Village shops, cafes and bars- Pulu Restaurant- Harbord Diggers- Harbord Hotel  
Schools:- Harbord Primary School- St John The Baptist- Freshwater Senior Campus- Mackellar Girls Campus- Balgowlah Boys Campus  
WHAT THE OWNER LOVES:- Freshwater has the best lifestyle. The village has such a friendly, welcoming atmosphere, and some of the best beaches in the area are within walking distance.- This home has a really beautiful energy and feel about it, with Art Deco features, high ceilings, and a real sense of open and airy space.- We have lots of happy memories of parties and gatherings in the garden, and sitting around the fire toasting marshmallows.  
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