

**2/95 Crown Road, Queenscliff, NSW 2096**

**Cunninghams**

**Sold Apartment**

Saturday, 18 November 2023

2/95 Crown Road, Queenscliff, NSW 2096

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Georgi Bates



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**\$1,200,000**

FIND. Step into an oasis of style and convenience with this ground-floor apartment in Queenscliff. Designed with an emphasis on easy living, this two-bedroom unit epitomises contemporary elegance. Boasting timber floors, a separate, large modern kitchen with an internal laundry room, and reverse cycle air conditioning in the living area, every aspect of this home reflects thoughtful design. LOVE. This Queenscliff residence harmoniously blends comfort with modern aesthetics. It's a space where every detail is meticulously crafted, from the leafy views framed by sliding doors and plantation shutters to the sophisticated ambience of the renovated bathroom. The heart of this home lies in its ability to offer a serene retreat while maintaining a chic and contemporary lifestyle.- Enjoy the seamless blend of style and practicality with modern conveniences like timber floors throughout.- The kitchen, a culinary delight, features an induction cooktop, built-in oven, microwave, and a Bosch dishwasher, ensuring both functionality and style.- Reverse cycle air conditioning provides year-round comfort in the living area.- Sliding doors open to a covered and secure outdoor area, offering a leafy, serene outlook.- Featuring a separate bath and shower, the modern bathroom includes face-level storage, and a tranquil ambience.- Two large bedrooms, each with built-in wardrobes, with the master boasting expansive space and pleasant garden views.- A lock-up garage for secure vehicle storage and a huge value add in this location.LIVE. Located at the ideal juncture between Manly and Freshwater, this Queenscliff apartment is perfectly positioned for an active, beach-centric lifestyle. Within walking distance to both renowned surf beaches and the charming Freshwater Village, the location offers the best of both worlds. For commuters, local and city buses, as well as ferry services, are readily available, making this chic apartment a highly desirable choice for those seeking convenience, style, and endless lifestyle opportunities. RATES:Water rates: Approx \$173.29 pqCouncil rates: Approx \$403.90 pqStrata rates: Approx \$1195.70 pqSIZE:Total Approx 87.7 sqmABOUT THE AREALocal Transport:- Buses to City CBD, Manly, Dee Why and surrounds- Manly Ferries to Circular QuayShopping:- Manly Corso shops, restaurants, cafes and bars- Manly Wharf restaurants & bars- Freshwater village shops and cafesSchools:- Harbord Public School- Northern Beaches Balgowlah Boys Secondary College- Northern Beaches Mackellar Girls Secondary College- Stella Maris Catholic College- St Pauls Catholic CollegeWHAT THE OWNER LOVES: -☑The community feel of this block and the neighbourhood makes for easy and comfortable living in a safe and peaceful environment.-☑The nearby cafes, proximity to the beach and Freshwater Village provide the best in coastal living while also being within walking distance to Manly.-☑The layout of this apartment is spacious and functional, with the kitchen and laundry located off the living space, while the bedrooms and bathroom located down a short hallway, tucked away for peace and quiet.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