

**22/149-153 Sydney Road, Fairlight, NSW 2094**

**Cunninghams**

**Unit For Sale**

Friday, 15 March 2024

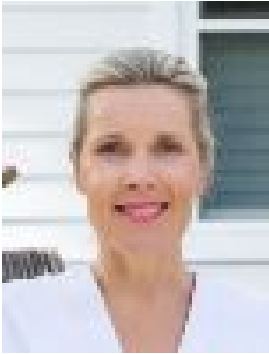
22/149-153 Sydney Road, Fairlight, NSW 2094

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Georgi Bates



Chris Nicholls  
0460009595

## Auction

**Auction FIND.** This one-bedroom harbourside haven boasts breathtaking Sydney Harbour views extending out through the Heads. Nestled in the heart of Fairlight Village, this top-floor gem offers a generously sized bedroom with two built-in robes, seamlessly flowing into a modern kitchen featuring granite benchtops. Experience the added luxury of dual balconies, perfect for soaking up the scenic vistas and gentle cross breezes from this central and convenient location.

**LOVE.** This top floor apartment is a sanctuary of style and comfort. Revel in the functional simplicity of its design, highlighted by easy-care timber-look flooring and a modern kitchen that's both chic and practical. The living area extends seamlessly onto a covered balcony, where sparkling views of Sydney Harbour become your daily backdrop. Added conveniences include a neatly concealed European-style laundry and secure underbuilding parking, make this home both convenient and charming.

- Two balconies offering stunning harbour views and refreshing cross breezes.
- Generously sized bedroom with built-in robes and access to a private, north-facing balcony.
- Contemporary kitchen with granite benchtops, ideal for both cooking and socialising.
- A neat, functional bathroom providing comfort and convenience.
- Internal laundry facilities, cleverly integrated for maximum space efficiency.
- Top floor position in a well-maintained security complex, ensuring privacy and tranquility.
- Undercover security parking complemented by additional storage space.

**LIVE.** Embrace the Fairlight lifestyle, where everything is just a stroll away. From the allure of Fairlight Village's shops and eateries to the proximity to Manly's bustling town centre and tranquil harbour beaches, this apartment is perfectly positioned for a life of ease and excitement. Enjoy the charm of this community focussed suburb, coupled with the convenience of excellent bus services and the beauty of nearby reserves. This Fairlight gem offers the ultimate in convenient Northern Beaches living.

**SIZE/RATES:** Water rates: Approx \$171.41 pq Council rates: Approx \$403.90 pq Strata rates: Approx \$1,110.90 pq

**Size:** Internal + Balcony Approx 52sqm Parking Approx 12 sqm Total Approx 64sqm

**ABOUT THE AREA**

**Local Transport:-** Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular Quay

**Shopping & Dining:-** Fairlight shops and The Butchers cafe- Stockland Balgowlah shopping centre- Manly Corso and Wharf shops and restaurants

**Schools:-** Manly West Primary school- St Pauls High School- Stella Maris College- Mackellar Girls Campus- Balgowlah Boys Campus- St Augustine's College

**WHAT OWNER LOVES-** The convenience of being just footsteps away from Fairlight Village, where a delightful array of shops and cafes awaits, providing a perfect blend of community charm and urban accessibility.

- Captivating sparkling harbour views from the living area and balcony, offering a daily spectacle of natural beauty and serene water vistas, ideal for relaxation and entertaining.
- The unique luxury of having two distinct balconies; one showcasing the magnificent harbour view, and the other facing north, inviting abundant natural light and refreshing breezes through the apartment.

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