

**23 Truman Avenue, Cromer, NSW 2099**

**Cunninghams**

**House For Sale**

Thursday, 25 April 2024

23 Truman Avenue, Cromer, NSW 2099

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



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## Auction

Auction Saturday 25 May on-site FIND. A harmonious blend of 1970's charm with a contemporary light reflecting split level renovation, has created a generous home that is focused on family, connection with the outdoors and a feeling of light and space. Soaring ceiling heights paired with magical sky lights in the front entrance sets the tone of modern design combined with style and intrigue. The 2021 extension to the home was designed by Rodney Bowry and is a wonderful addition to the original vintage appeal with added striking architectural presence. A perfectly designed alfresco space includes a serene swimming pool with multiple entertaining areas all surrounded by lush tropical gardens, palms and custom-made natural timber decking. LOVE. Perfectly tailored for family life the open plan living, dining and kitchen space showcases large luminous windows that bring the abundant green foliage within the garden directly into view. The elevated light filled master bedroom features a raked ceiling with timber beams and a glorious mid-century inspired ensuite with superb terrazzo tiles and curved frameless shower screen. The spacious private front yard has created a tranquil family haven set in a peaceful suburb, positioned on the edge of natural bushland and literally moments to the lovely local Village shops and cafes. - Large private backyard with sparkling north facing pool and established tropical palms and gardens with poolside cabana entertaining area. A large adjoining alfresco space with room for your BBQ and outdoor seating with timber decking is wrapped in gardens offering even more space to entertain. The very private front yard is encased in lush gardens with plenty of green lawn space.- Sun lit open plan living and dining space with lovely refurbished timber floors, large windows with beautiful sheers, built-in study desk, ceiling fan and easy access to the alfresco entertaining area and pool.- Spacious modern kitchen with divine sky light and a sumptuous stone breakfast bar, chic black sink, gas cooking, Bosch oven, contemporary lighting and lots of cupboard storage. - A large modern master bedroom with northern sun is positioned in a private elevated spot with louvre windows, large built-in robes and a mid-century inspired contemporary ensuite with terrazzo tiles and beautiful curved frameless shower screen.- An additional three good sized bedrooms positioned around the family bathroom with built-in robes, ceiling fans and one with a great skylight.- A fifth bedroom with northern sun and built-in robe sits adjacent to a handy study nook area on the upper split level.- A stunning family bathroom with terrazzo tiles, shower over bath and oversized mirror and vanity sits next to a separate WC.- Large stylish laundry provides easy access to the outside space.- A second private living area offers flexibility in use as a second living space or teenage retreat.- Other features and updates include a new 13.3Kw solar system, a new roof and new timber decking, new ducted air conditioning in most of the house with provisions for the rest, and a handy garden shed.- The single garage also provides room for storage with additional off-street parking available. LIVE. Cromer is a family friendly suburb that sits about mid-way along the Northern Beaches Peninsula, with both Manly and Palm Beach within easy reach. It's only a short 5km drive to the vibrant beachfront at Dee Why with a great selection of cafes, restaurants, bars and the surf. Convenient access onto the beautiful leafy Narrabeen Lake trail is only a short drive or bike ride away. Local Village shopping and cafes are positioned a moments' walk away, with more dotted around the suburb and larger shopping centres at Warringah Mall and Warriewood Square. St Matthews Farm Reserve and Cromer Park playing fields are close by, as is access to local buses including the quick B-Line service from Pittwater Road. Headland walks and bike tracks, sporting fields, local schools and golf courses are all in close proximity. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$439.84 pq Size: Approx 556.40 sqm ABOUT THE AREA Local Transport:- Buses to the City CBD- Westfield Warringah and surrounds Shopping & Dining:- Wheeler Heights shopping village- Dee Why Grand- Westfield Warringah Mall Schools:- Cromer Primary School- Cromer High School- Pittwater House Private College WHAT THE OWNER LOVES:- The area is very private and quiet and sits right on the edge of bushland with Red Hill and Narrabeen Lake trail very close by which is great for the kids- We love the light and space and the way the original home has blended so well with the new contemporary renovation - Its great having the local shops, pizza place, deli and café so close by and we can also be down at Dee Why beachfront in under 10 minutes 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. 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