

# 25 Surfers Parade, Freshwater, NSW 2096



## House For Sale

Saturday, 9 March 2024

25 Surfers Parade, Freshwater, NSW 2096

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Mike Dunn  
0409317335



Andrew Roche  
0420799864

**Auction: Guide \$3,900,000**

Nestled on a near-level north rear block in a premier quiet tree-lined street, this fabulous family residence has been prepared for your immediate enjoyment and offers optional scope to stamp your creative decorative mark. Brilliantly designed across two floors with separate living and dining areas plus an extensive family room flowing to a sun drenched entertainers' deck, it sits on 404sqm with giant privacy hedges screening the sunny near-level rear lawn. The location is excellent for families with a park/playground, the village and schools all less than a five minute stroll from the doorstep, and picturesque Freshwater Beach is only a 10 minute wander down the road.\* Generous living space plus a large separate dining room\* Bright and spacious family room flows to the rear deck \* The private sunny entertainers' deck overlooks the rear lawn \* Tidy open plan gas kitchen with breakfast bar and dishwasher\* Ample double bedrooms with built-ins and ceiling fans \* Main with a walk-in robe and ensuite opens to a balcony \* The elevated balcony captures north sun and district views\* Comfortably modern bathrooms, both have shower and bath\* Powder rooms on both floors plus a separate internal laundry \* High ceilings, timber flooring throughout plus gas outlets\* 150m to a café and Manly Wharf buses, 250m to Jacka Park\* 320m to St John the Baptist Primary School, 400m to city bus\* 470m to Freshwater Village, 550m to Harbord Public School\* 10 minute stroll to the sand and surf at Freshwater Beach\* Oversized automatic double garage with storage spaceCouncil: \$3,206pa approx Water: \$700pa approx