

**25a Brookvale Avenue, Brookvale, NSW 2100**

**Cunninghams**

**Sold House**

Friday, 6 October 2023

25a Brookvale Avenue, Brookvale, NSW 2100

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 393 m2**

**Type: House**



Sam Raso

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## Contact agent

Auction Saturday 14 October 2023  
**FIND.** This immaculate residence is tucked away in the quiet and seclusion of a battle-ax driveway, protected from the street and offering a real sense of peace and privacy. The practical floorplan showcases two living areas, a private courtyard, three generous bedrooms, and a lock-up garage. The perfect size and layout for downsizers as well as growing families.  
**LOVE.** Easy to live in and maintain, this beautifully-presented home is located in a cul-de-sac that offers a tremendous amount of convenience, with Warringah Mall just down the road, and Brookvale's ever-expanding collection of breweries, coffee roasters and distilleries all within an easy stroll.  
- Relax in the air-conditioned living and dining area with big windows that allow the space to fill with natural light - The stylish modern kitchen is superbly appointed with gas cooking, a dishwasher, breakfast bar and adjoins a casual living area that flows outside- The big, sun-dappled courtyard is perfect for entertaining friends, or relaxing outside with the family- Master bedroom with built-in wardrobes and a shower en-suite bathroom- Two additional bedrooms are both appointed with built-in wardrobes, and all bedrooms feature carpet- Immaculate bathroom with a bathtub and separate shower - Large laundry room with external access- Single lock-up garage with internal access and an additional space on the driveway offers coveted parking space in this area  
**LIVE.** Brookvale continues to develop and flourish, with every kind of lifestyle amenity you might need within close vicinity. A vibrant selection of breweries and roasters are within walking distance, and Warringah Mall is a couple of blocks away for shopping and groceries. Easy access to major services makes it easy to travel up and down the beaches or into the city, whilst this is also a great base for those who enjoy bush walking, with stunning nature trails to explore around Allenby Park.  
**RATES:** Water rates: Approx \$173.30 pq  
Council rates: Approx \$447 pq  
**SIZE:** Total: Approx 393.5 sqm  
**ABOUT THE AREA**  
Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.  
Shopping & Dining:- Westfield Warringah Mall- Brookvale Hotel- A variety of cafes, restaurants and shops along the Brookvale shopping strip  
Schools:- Brookvale Primary School- Northern Beaches Secondary College Cromer Campus- St Augustine's College  
**WHAT THE OWNER LOVES:-** We love living in Brookvale with its amazing selection of breweries, cafes and spirit distilleries.- Our house feels so protected and quiet, it doesn't feel like you're in such a central location.- Not everyone knows, but there are some great bushwalking trails around Allenby Park.  
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