

**26 Clontarf Street, Seaforth, NSW 2092**

**Cunninghams**

**House For Sale**

Wednesday, 17 April 2024

26 Clontarf Street, Seaforth, NSW 2092

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



James Haywood  
0402897660



Anita Wildash  
0411147796

## Auction

Auction Saturday 11 May 2024 FIND. Lovingly held in the same family for over 50 years, this mid-century near original cottage is placed on an enormous 790 sqm prime parcel of land. The backyard enjoys glorious morning sun with the living and dining room bathed in afternoon sunlight. Magnificent trees border the large front yard providing privacy from the street. The home and block of land provide unlimited opportunity and potential including renovation, redesign and update or choose to completely rebuild (STCA), to create a stunning re-imagined contemporary family residence in a highly desired Seaforth location. LOVE. The expansive backyard offers ample space for creating an alfresco entertaining haven, with the added potential of building a garden flat (STCA) with possible functions including; a work from home space, short- or long-term rental income or extra accommodation for visiting friends and family. The property offers a tree lined neighbourhood with great transport links into the city and other Northern Beaches locations and an easy 10-minute drive to the vibrant cafes, beaches, restaurants and boutique shopping of Manly. Enjoy a quick morning coffee at one of the local cafes in North Balgowlah or Seaforth Villages. - Oversized 790 sqm block with side access to the lock up garage and into the backyard with existing concrete entertaining space and built-in BBQ - Original cottage with mid-century features including; ornate cornices, picture rails and sash windows - Sunlit north westly facing living and dining room with brick fireplace and lots of natural light - Neat and functional kitchen with new gas cooktop that adjoins the dining and living room - Original family bathroom with separate bath and a separate WC - Large north facing main bedroom with built-in robe - Two additional good sized double bedrooms one with built-in robe and the other with a sliding door that could access the backyard - Laundry with easy access into the backyard - Lock up garage with lots of additional space for off street parking LIVE. The home is very close to both North Balgowlah and Seaforth shopping Villages, moments to Balgowlah RSL and Golf Club and also close by to Stockland Shopping Centre. Quick and easy access onto the Spit makes for a quick trip by car or bus into the Lower North Shore and the city. Beautiful walking tracks and coastal walks through bushland along Middle Harbour and through Manly Dam are close by. The Manly ferry provides another iconic transport option and is only a short drive away. The buzz of Manly night life and the beachside lifestyle by day creates something different each weekend to see and explore. Bike tracks, numerous golf courses, beaches, sporting fields and great local schools are all in close proximity. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$466 pq Size: Approx 790 sqm ABOUT THE AREA Local Transport: - Express buses to the city CBD; Buses to Manly - Westfield Warringah Mall, Mosman and surrounds Shopping: - Seaforth Village shops and restaurants - Balgowlah Stockland shopping centre and Westfield Warringah Mall Schools: - Seaforth Primary School - The Forest High School WHAT THE OWNER LOVES: - We love being so close to Manly yet still surrounded by trees and bushland in a family friendly neighbourhood. - The location is great for easy access into the city on the bus or driving and the Wakehurst Parkway is a great transport link to lots of areas including Chatswood, Dee Why and onto Forest Way. - The natural light and afternoon sun from the large windows in the living room is just lovely. 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.