

**3/199 Sydney Road, Fairlight, NSW 2094**

**Cunninghams**

**Unit For Sale**

Wednesday, 12 June 2024

3/199 Sydney Road, Fairlight, NSW 2094

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Nicholls  
0460009595



Georgi Bates

## Auction

**FIND.** Experience the ultimate in Fairlight living with this beautifully renovated Art Deco apartment, tucked quietly away at the rear of a boutique block of five. This top-floor retreat combines classic charm with modern updates, offering a serene escape from the hustle and bustle. Meticulously preserved Art Deco features create a unique and inviting atmosphere as soon as you walk through the door. With front and rear entrances, this exceptional property provides a perfect blend of peaceful living and contemporary comfort, making it an ideal choice for those seeking a stylish home in a prime Fairlight location.

**LOVE.** This classic P&O style building is as striking as it is stunning, seamlessly blending elegant period charm with modern functionality. The apartment's timeless features and graceful proportions reflect its heritage, while the elevated communal lawns at the rear offer a sunny escape, perfect for entertaining with a seating area surrounded by established gardens. This unique and valuable space enhances the appeal of this well-connected apartment.

- High ornate ceilings, decorative architraves, picture rails, and timber floorboards throughout the hall and living areas.
- Two spacious bedrooms with built-in robes, carpet for added comfort and the use of a skylight for natural light.
- A large, sunlit kitchen framed by windows, featuring stainless steel appliances and integrated laundry facilities.
- A versatile sunroom or dining space off the kitchen, perfect for entertaining or relaxing, with views of the rear garden.
- Ducted air conditioning for year-round comfort.
- Front and rear entrances, a dedicated parking space, and a sunny communal garden with an outdoor dining area and barbecue bench – ideal for alfresco meals.
- A fully renovated chic bathroom.
- Attic storage accessible via pull-down stairs in the hallway.
- Communal lawn to the rear ideal for alfresco dining or kicking the ball with the kids.

**LIVE.** Perfectly positioned only a short stroll to Fairlight Village, where you'll find charming cafes, shops, and essential amenities. Manly's bustling social scene, city ferries, and scenic coastal walkway are nearby, adding convenience and adventure. Enjoy the sparkling beauty of Fairlight Beach and pool with harbourside swimming coves all within easy reach. With express bus transport right on your doorstep, commuting to the city is effortless. This stunning apartment offers a peaceful retreat, perfectly positioned to enjoy the best of Fairlight's tranquil and urban conveniences.

**SIZE/RATES:** Water rates: Approx \$171.41 pq Council rates: Approx \$403.90 pq Strata rates: Approx \$1,237.75 pq

**Size:** Internal Approx 93 sqm Parking Approx 13 sqm Total Approx 106 sqm

**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
- Mackellar Girls Campus
- Balgowlah Boys Campus
- St Pauls High School
- Stella Maris College
- St Augustine's College

**WHAT OWNER LOVES** - Positioned at the rear of the block, this apartment enjoys the convenience of this location in a quiet location with a lush outlook. The heritage features of this apartment add character throughout, with the high ornate ceilings adding to the sense of space. The large communal garden to the rear of the property is unique and an ideal place to entertain with friends or relax in the sun.

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