

**3/2 Berry Avenue, North Narrabeen, NSW 2101**

**Laing+Simmons**

**Sold Apartment**

Wednesday, 4 October 2023

3/2 Berry Avenue, North Narrabeen, NSW 2101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 189 m2**

**Type: Apartment**



Chris Gamarra  
0299702400



James Lamplough  
0299702400

**\$1,700,000**

Situated in the highly desirable 'Kingfisher' security building, this oversized three bedroom apartment offers the perfect combination of comfort, style and convenience. Step inside to an intimate dining space which seamlessly flows through to the kitchen and living room, a bright and airy space which leads right out to an oversized north facing balcony, perfect for those who love to entertain or relax. This open plan layout is equipped with a modern kitchen boasting sleek cabinetry, high quality finishes and ample storage space, an oversized master bedroom with a beautifully presented ensuite and built-in robes, two more bedrooms are equipped with built-in robes, a shared bathroom and access to a private balcony. The apartment also provides lift access from the secure double car space and storage cage. Located in a desirable neighborhood, this property is perfect for upsizers, downsizers or investors alike. The home offers easy access to local amenities, including shops, cafes, and restaurants. The surrounding nature and outdoor spaces provide endless opportunities for outdoor activities and relaxation. Features Include: + Modern kitchen with gas cooking & plenty of storage+ Open plan living room with air con unit + Separate dining space + Spacious north facing balcony surrounded by tropical greenery + Master bedroom with ensuite & air con unit + Main bathroom with a full size bath+ Bedroom 2 & 3 with built-in robes and private balcony + Internal laundry+ New carpet + Security building equipped with elevator + Double car space in secure garage with storage cage + 290m to north bound B-Line bus & 350m to south bound B-line bus+ Moments to Warriewood Square, parks, Narrabeen Beach/Lagoon + Short drive to local medical centers & hospitals  
Rental estimate: \$1,100 per week  
Strata Rates: \$1,733 per quarter approx. Council Rates: \$404 per quarter approx. Water Rates: \$173 per quarter approx. Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.