

3/78 Old Pittwater Road, Brookvale, NSW 2100

Cunninghams

Sold Townhouse

Monday, 6 November 2023

3/78 Old Pittwater Road, Brookvale, NSW 2100

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Townhouse



Sam Raso

0407936862



Andrew Lutze

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\$1,450,000

FIND. Part of a quiet, boutique collection of homes in the heart of Brookvale, this dual-level townhome is a ready-made haven of ease and comfort. Centrally located near Warringah Mall but peacefully tucked away from the road, this is a tranquil home with generous outdoor space and a spacious and practical floorplan that provides families and downsizers with effortless liveability.**LOVE.** Brookvale has really come alive in recent years with the addition of many vibrant breweries, roasters and distilleries. This location allows you access all of it on foot, whilst having a quiet, relaxing, sunlit base to come home to at the end of the day. Windows on the north and westerly sides of the building mean there is sunshine throughout the day. The sun-dappled open-plan living and dining zone offers effortless indoor/outdoor flow, with two access points to the yard. A beautiful yard wraps around the back and side of the house, offering quiet space to relax, entertain, or tend to the gardens. A modern, functional kitchen features stone counters and the addition of a dishwasher, electric cooktop and adjoining laundry room. Both bathrooms have been recently updated and are appointed with stylish modern finishes. Spacious bedrooms are appointed with built-in wardrobes, the master bedroom includes a stylish en-suite bathroom. Reverse-cycle air-con units in the living area and both bedrooms keep the environment temperate through the year. A carport to the side of the home offers convenient access into the backyard or the front door, and visitor parking is a handy bonus.**LIVE.** Brookvale is fast becoming a hotspot for artisan food and beverage offerings, with several great cafes, roasters and independent breweries within a short walk of the front door. If you enjoy hiking, there are lots of beautiful walking trails in the Allenby Park area. Or if you're in the mood for the beach, there are a number of them nearby, including Dee Why and Freshwater. There is a multitude of shops, eateries, supermarkets and a cinema at Warringah Mall, and you have got the convenience of bus services at your fingertips.**RATES:**Water rates Approx \$173 pqCouncil rates Approx \$404 pqStrata Levies Approx \$890.63 pq**SIZE:**Internal Approx 78 sqmGarden and Carspace Approx 74 sqmTotal Approx 152 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 stripSchools:- Brookvale Primary School- Northern Beaches Secondary College Cromer Campus- St Augustine's College**WHAT THE OWNER LOVES:-**Our home is sunny throughout the day. The sun rises over the garden and kitchen, and sets over the dining and living room. The neighbours in the complex are great. It feels like a small community, and the kids play in the common areas. It's a really quiet area, but it's also close to everything.**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. All photographs, maps and images are representative only, for marketing purposes.