

3 Bellevue Street, Fairlight, NSW 2094

Cunninghams

House For Sale

Thursday, 13 June 2024

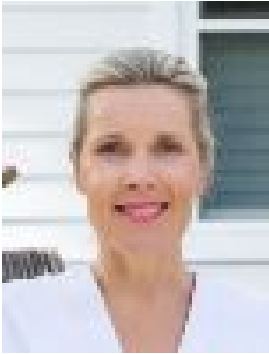
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Bedrooms: 4

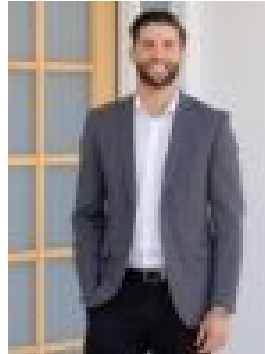
Bathrooms: 2

Parkings: 2

Type: House



Georgi Bates



Daniel McIntyre
0433858311

Auction

Auction on-site 6 July 2024
FIND. The spectacular elevated north eastern district views stretching toward the coastline create a beautiful calm leafy green vista from this exquisite property. This finely detailed Sydney 1920s Bungalow style home has been generously extended to create a truly magnificent family home. Original features throughout celebrate the elegance and charm of a bygone era complimented with contemporary design elements.
LOVE. A thoughtful upper-level addition has mirrored the period design features providing an abundance of family space including another living room with a decorative feature fireplace additional bedrooms, a bathroom and a breathtaking oversized balcony that extends the full length of the property, taking in the incredible panoramic views. The home is ideally positioned a mere 7-minute stroll to the lovely Fairlight Shopping Village and about 10-minutes to the family friendly sands at Fairlight Beach and a short stroll to Manly Ferry.- Classic period features include; decorative ceiling details including a feature domes, divine cornices and picture rails, exquisite leadlight doors and windows, beautiful timber fretwork, architraves and flooring and magnificent feature pendant lighting.- Both levels showcase elevated district views to the north east from the oversized spacious timber balconies with glass balustrades.- The light filled upper-level has a family room with an additional decorative fireplace and a large bedroom with walk in robe that open directly through expansive glazing onto the huge balcony space - An additional two bedrooms with plantation shutters and a family bathroom are also housed on the upper level via a grand winder staircase.- The elevated ground floor evokes grandeur of the 1920s with magnificent period features detailing in the large living room including a ceiling dome and separate dining room.- Another large bedroom on the ground floor with glorious built-in robe leads onto a sunlit room with large windows that could function as a study or private bedroom lounge space.- The updated kitchen with stone countertops and gas cooking flows onto a multipurpose room that incorporates a butler's pantry and laundry with a huge sky window- Another convenient bathroom and utility room are positioned on the ground floor level.- The low maintenance backyard reveals the natural rock strata and is a great spot for outdoor entertaining with family and friends. An outdoor room adjoining the entertaining space creates another zone for the kids or teenagers or a work from home/study space.- The front approach features landscaped gardens, natural rock features and beautiful sandstone retaining walls with a carport for one car and plenty of additional space for extra off-street parking.- Additional features throughout the home include split system air conditioning, ceiling fans, LED lighting, automated blinds, smart wiring and additional storage.
LIVE. Positioned very close to Fairlight Village and Beach with an easy walk along North Harbour Reserve into Manly including East Manly Cove Beach and the Wharf precinct with endless choice of restaurants, cafes, bars and shopping. Transport via ferry or buses into the city and other Northern Beaches locations is super convenient with the nearby Villages of Balgowlah and Manly all offering more dining and boutique shopping options. Golf courses, playing fiends, cycle tracks, headland walks, popular local schools and Manly Dam are all located nearby.
SIZE/RATES: Water rates: Approx \$171.41 pq Council rates: Approx \$761.94 pq Size: Total Approx 392.03sqm
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- We love the old-world charm of the building and the lovely Art Deco and Federation features- The location is incredible we are so close to both Fairlight and everything that Manly has to offer including cafes, shopping and the beach- The walk along the water from Fairlight into Manly is just magical especially at dusk
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. Some images show virtual styling