

**3 Karabah Place, Frenchs Forest, NSW 2086**

**Cunninghams**

**Sold House**

Wednesday, 1 May 2024

3 Karabah Place, Frenchs Forest, NSW 2086

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$2,520,000**

Auction: Saturday 25 May 2024 FIND. Offering a sweet and tranquil street presence, this contemporary home is positioned in a quiet yet convenient cul-de-sac. The peaceful backyard provides lush tropical palms and established gardens bathed in glorious northwest sunshine. The oversized yard provides ideal connection to the spacious entertainer's deck, which offers up a fabulous and private outlook. Sitting on approx 638sqm block, there is space to add a pool (STCA), if desired. LOVE. Blissful northern sun and natural light floods the open plan living, kitchen and dining zone through expansive windows. Seamlessly integrating indoor and outdoor living, a large stacker sliding glass door extends the fresh modern interior space to the outdoor deck area. - Spacious light bright open plan living and dining space with split system air conditioning that easily flows into the bedrooms, hybrid timber floors and a sliding glass door that opens onto the elevated front verandah. - The contemporary kitchen showcases a large Caesarstone island bench, pendant lighting, induction cooktop, dishwasher and conveniently built-in oven and inverter microwave. A huge amount of pantry and linen storage is available in the built-in floor to ceiling cupboards. - The divine north-west facing backyard offers lots of space and backs onto a tropical reserve known as 'The Oasis'. Extra features include an arbour with built-in timber seat, a number of vege patches, established landscaped gardens and beautiful green lawn. - The main bedroom features a huge built-in robe, classic plantation shutters and benefits from the lovely morning sun. - Three additional bedrooms feature two with mirrored built-in robes and one with plantation shutters. The fourth bedroom could also be used as a work from home space if required. - The large family bathroom has a huge shower recess with feature tiling, frameless screen, a large bath and floor to ceiling tiles. A separate WC sits adjacent to the bathroom. - Fresh internals thanks to plush new carpeting and paint. - A locked utility storage space with front and side of house access allows for lots of household storage and another large under house workshop mancave area, will keep the hubby very happy. A large 410L Rheem solar HWS. - The laundry is spacious with easy access into the backyard. - Easy and convenient parking is available in the driveway. LIVE. The family friendly suburb of Frenchs Forest is known for its beautiful green neighbourhoods while still a short drive to a handful of beaches including Dee Why and Narrabeen. Within short walking distance to Skyline Shops, and just steps to local and city bus stops, this home offers both a convenient lifestyle and a peaceful retreat. Enjoy Forest Way and Glenrose Shopping Villages, as well as Warringah Mall all within a short drive away. The Northern Beaches Hospital, Lionel Watts reserve, sporting fields and popular schools are also all close by. RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$480 pq Size: Land Approx 638sqm ABOUT THE AREA Local Transport: - Express buses to CBD - Buses to Chatswood, Westfield Warringah Mall, Terrey Hills and North Sydney - Direct buses to Manly and Dee Why from Skyline shopping centre Shopping: - Glenrose Village shops, restaurants and cafes - Westfield Warringah - Forest Way shopping centre - Glen Street Theatre and Bar Schools: - Beacon Hill Public School - Forest High School - Oxford Falls Grammar WHAT THE OWNER LOVES: - Living in a cul-de-sac is just the best, it's so quiet and the neighbours are more like friends, we will really miss living here. - The backyard has been great for the kids and we can easily see them from the deck and living area, we also love the open plan living space that gets lots of natural light. - We love visiting Red Hill reserve just down the road, we can take the dog for a walk and go for a run or mountain bike ride all before we start work. 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