

# 31 Francis Street, Fairlight, NSW 2094



## House For Sale

Friday, 26 January 2024

31 Francis Street, Fairlight, NSW 2094

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 392 m2**

**Type: House**



Casey Faets  
0401378131



Ruby Simonetti  
0479101634

## Auction

With its elegant weatherboard and rendered brick façade echoing hints of its Federation pedigree, this beautifully transformed family residence provides a haven of elegance and luxury amid a tranquil tropical garden oasis. Boasting a substantial and versatile layout with a selection of informal and formal living and dining areas, it opens to a covered treetop entertainers' terrace plus a covered garden patio. Set on 392sqm with near level enclosed rear lawn wrapped in lush landscaped tropical gardens, its private and peaceful setting is footsteps to Graham Reserve, five minute stroll to Fairlight Village or Manly Aquatic Centre and within a 10 minute walk of Manly West Public School or Manly Beach. \* Near level street access to the front door and entrance hall\* 3.3m ceilings, timber flooring and multi-paned sash windows \* Vast family/meals area and casual dining area open to terrace\* Covered timber-posted terrace with private leafy outlooks\* Formal living or media room with a cosy cast iron fireplace\* Honed Carrara marble kitchen, induction cooktop, twin ovens\* S/steel double-door Liebherr fridge, dishwasher plus wine fridge\* Main bedroom with built-ins and ensuite, second has built-ins\* Third bedroom adjoins a sitting room/study or fourth bedroom \* Stylish bathroom with marble vanity top, plantation shutters \* Enclosed level lawn is a private safe-haven for kids\* Five minute stroll to city buses, walk to Manly Village/Wharf\* Storeroom/wine cellar, lock-up under-house storage/workshop\* Carport, basement laundry with storage cupboardsCouncil: \$3,018pa approxWater: \$686pa approx