

**34 Greycliffe Street, Queenscliff, NSW 2096**

**Cunninghams**

**House For Sale**

Thursday, 25 January 2024

34 Greycliffe Street, Queenscliff, NSW 2096

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



James Haywood  
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Anita Wildash  
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## Auction

Auction: Saturday 17th February 2024  
FIND. A scintillating expression of luxury coastal design, this magnificent multi-level residence offers the incredible beachfront lifestyle you've always dreamed of. Flawlessly finished with effortless contemporary style, showcasing multiple living areas, sumptuous accommodation, your own lagoon-side swimming pool, and outdoor entertaining spaces that are oriented so you can admire the magic of this iconic beachside location.  
LOVE. Tap into the glorious Manly lifestyle that will inspire and delight you every day. You'll wake to the sounds of the ocean, marvel at the sunrises and sunsets from the lagoon and ocean-facing balconies, and you'll love having direct access onto the lagoon that leads you directly to the beach. - Bringing natural light and leafy tree-filled views inside, the open-plan living and dining area is bestowed with windows on three sides.- A family room with bespoke joinery offers a space to bunker down for the evening and watch a movie together.- Lagoon-facing balcony and deck overlook a sparkling chlorinated saltwater swimming pool, with gated access onto the lagoon. - High-end modern stone kitchen with gas cooking & high-quality appliances is a joy to cook in and services indoor dining areas with ease.- A collection of breakout zones means there's space for everyone, no matter the age of your children.- Indulgent parent's retreat with a large walk-in wardrobe, a full en-suite bathroom, covered balcony with views to Queenscliff lagoon and beach.- Bathrooms on both levels with sophisticated, high-end finishes, natural stone vanities; quality built-in wardrobes and storage in all bedrooms.- Exquisite travertine flooring throughout, air-con units in living and most bedrooms, gas fire in living, large laundry room, internal storage room.- Double garage with internal access, storage and auto door.  
LIVE. Swims, surfs and beach walks can be part of the daily routine with Freshwater and Queenscliff beaches so close and accessible. It's a pleasant walk into Manly along the beachfront, where you can take advantage of an ever-changing collection of cafes, restaurants and boutique shops. Freshwater village also has a lot to offer in  
RATES: Water rates: Approx \$171.41  
Council rates: Approx \$1007.20  
ABOUT THE AREA  
Local Transport:- Buses to City CBD, Manly, Dee Why and surrounds- Manly Ferries to Circular Quay  
Shopping:- Manly Corso shops, restaurants, cafes and bars- Manly Wharf restaurants & bars- Freshwater village shops and cafes  
Schools:- Harbord Public School- Balgowlah Boys Secondary College- Mackellar Girls Secondary College- Stella Maris Catholic College- St Pauls Catholic College  
WHAT THE OWNER LOVES:- The sunrises and sunsets from the balconies are stunning. We love looking out at the twinkling lights of Manly at night.- This is an amazing location if you love the beach. It's just a quick walk along the lagoon.- We love having the excitement and buzz of Manly at our fingertips, yet we also feel we've got a lot of privacy and peace.