

37 Marlborough Avenue, Freshwater, NSW 2096

Cunninghams

Sold House

Friday, 19 January 2024

37 Marlborough Avenue, Freshwater, NSW 2096

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Type: House



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\$4,560,000

FIND. Located in one of Freshwater's most family-friendly streets, this show-stopping five-bedroom, four-bathroom residence is nestled amid beautifully landscaped gardens, with Freshwater village located only a 10-minute walk. With a show-stopping kitchen that needs to be seen to be fully appreciated. Striking on the outside and flawless on the inside, seamlessly blending indoor and outdoor living, this residence is a beautiful interplay of light and space, with multiple living and entertaining spaces and contemporary comforts for the whole family to enjoy. This is a home you'll never want to leave.

LOVE. Open plan and light filled living and dining integrates with a spectacular, outdoor entertaining area. With dual living space perfect for multi-generational living. A home with show-stopping design features, from window seats with custom boucle upholstery, a masterful hidden powder-room with luxurious onyx benchtops and a sunken rumpus room.

- Stunning architectural details, with timber vaulted ceilings, floating staircase, and window seats.
- State of the art finishes, from Japanese crafted feature brick tiles to terrazzo bathrooms and handcrafted Portuguese mosaic tiles.
- Huge feature gas fireplace in Japanese ceramic brick tiles.
- Show-stopping kitchen with wine fridge, integrated dishwasher, and high-end Taj Mahal quartzite natural stone. Featuring an ILVE six burner freestanding oven and cleverly concealed utility cupboard for kettle, toaster, and coffee machine.
- Hypoallergenic Bremworth 100% New Zealand wool carpet in a luxurious loop.
- CDC Approval for a swimming pool 6.4m x 4.2m with preparatory gas, lighting, and plumbing allowances already completed.
- Multi-generational accommodation with downstairs bedroom with separate en-suite bathroom which has the flexibility of being used as a guest or teen bedroom, or the perfect second space for a nanny or au pair.
- Ducted air-con throughout the entire house.
- Large level block on over 559sqm with resort-like landscaped gardens, with huge deck, outdoor spa, fire pit, and coastal native feature planting.

LIVE. This popular, leafy street sits within the vibrant and welcoming community of Freshwater. A serene street free from traffic and with an abundance of space and tranquility. From this fabulous location, it's a 900m stroll to Freshwater's vibrant village including St Alma, Mrs Jones The Baker, Harbord Hotel and a growing number of eateries. Also, within close proximity is Three Seagulls Café, local schools, as well as Jacka Park and city bus services and links to Manly wharf for a speedy commute into the city.

RATES/SIZE: Water rates: Approx \$173 pq Council rates: Approx \$697 pq Size: Approx 559 sqm

ABOUT THE AREA Local Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surrounds Shopping:- Freshwater Village shops, cafes and bars- Pulu Restaurant- Harbord Diggers- Harbord Hotel Schools:- Harbord Primary School- St John The Baptist- Freshwater Senior Campus- Mackellar Girls Senior Campus- Balgowlah Boys Senior Campus

WHAT THE OWNER LOVES:-

- We love the proximity to the village and the beach. It's a 10-minute walk to the village with a secret flat shortcut at the end of McDonald Street.
- We also love our wonderful neighbours, and this beautiful street, which is safe and quiet enough for children to run and play.
- Our landscaped gardens give a resort feel year-round. We have the outdoor fire on in the winter, whilst the children love to play in our hot-tub and on the monkey bars.
- We love lazing on the sunny window seats in the lounge room with a coffee and reading the paper or enjoying a book.

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