

4/96 Lauderdale Avenue, Fairlight, NSW 2094

Cunninghams

Apartment For Sale

Thursday, 13 June 2024

4/96 Lauderdale Avenue, Fairlight, NSW 2094

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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Auction

Auction Saturday 6 July FIND. This elegant character apartment rests in an idyllic pocket of Fairlight just steps to the harbour's edge and with all of the dynamic activity of Manly at your fingertips. Positioned on the first floor of a boutique Art Deco block, this tastefully appointed apartment showcases generous proportions and a sparkling harbour outlook that sweeps out to The Heads. LOVE. Your front door spills you straight into a harbour landscape, with the start of the harbour foreshore walk just steps away and Fairlight Beach and Manly located within a short stroll. Strata approval is in place for exclusive use of roof space (STCA) offering an exciting opportunity for buyers who want an elegant, modestly-sized home that has the potential to grow with them. - Immaculate boutique Art Deco block of just six apartments- Light and airy interiors with high ceilings, hardwood floors, timber windows, generous proportions throughout.- An inviting lounge room sits alongside a sunroom where you'll enjoy a stunning harbour outlook that stretches beyond The Heads to the ocean.- A large kitchen with breakfast bar and gas cooking connects to the air conditioned dining area, an ideal layout for entertaining and easy family meals.- Both bedrooms feature built-in wardrobes and are generously sized to accommodate queen beds, with air-con and harbour views from the master.- Immaculate bathroom with shower, plenty of storage, a heated towel rails and laundry facilities.- Exclusive Use of attic space offers potential for a conversion (STCA) which would harness incredible harbour views.- The single lock-up garage and shared laundry/storage are highly coveted inclusions in this area. LIVE. Ideally located close to beaches, shops and public transport, this is the perfect base for those who are seeking convenience and ease of living. If you're in the mood to hit the beach, Fairlight and Delwood Beaches are idyllic harbourside spots that are popular with the locals. It's a short stroll to Manly that hums with a vibrant selection of boutique shops, cafes and restaurants as well as beaches. There are local shops and city bus services in Fairlight, and supermarkets in Manly or Balgowlah. RATES/SIZE: Water rates: Approx \$172.00 ppc Council rates: Approx \$405.00 ppc Strata rates: Approx \$1,562.00 ppc Size: Internal Approx 98 sqm Garage Approx 16.7 sqm Total Approx 115.7 sqm ABOUT THE AREA Local Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular Quay Shopping:- Fairlight shops and The Butchers cafe- Stockland Balgowlah shopping centre- Manly Corso and Wharf shops and restaurants Schools:- Manly West Primary school- Balgowlah Boys Campus- Mackellar Girls Campus WHAT THE OWNER LOVES: - We love the harbourside lifestyle. It's quiet and relaxed, but close to everything.- It's just a short walk to everything we need, including the ferry and an amazing range of cafes and shops in Manly.- We love the view of the harbour from the sunroom, and the character of the building.- We love the front common garden area, it's a lovely place for block gatherings. 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.