

44A Griffiths Street, Fairlight, NSW 2094

Duplex/Semi-detached For Sale

Friday, 12 April 2024

CLARKE
& HUMEL

44A Griffiths Street, Fairlight, NSW 2094

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 257 m2

Type:

Duplex/Semi-detached



Casey Faets
0299773300



Michael Clarke
0299773300

Auction

Beyond an exquisite Federation façade, sits a sumptuous modern newly built from the ground up dual-level semi. In a no-expenses-spared embrace of modern luxury and spectacular indoor/outdoor entertaining, the house feels like a home from the moment you step inside. A showpiece of innovative contemporary design, the superbly appointed residence features an expansive open floor living and entertaining area at the rear, that opens seamlessly to a covered north facing deck with a brand-new outdoor kitchen. Placed on low-maintenance landscaped gardens with level family friendly north rear lawn and leafy district views from the upper level, it is only 250m to Fairlight Village, 650m to the Manly West primary school and within a 10-minute stroll of Manly Village or Manly Beach, and Fairlight Beach. * 'Roseleigh' was built from scratch less than 10 years ago, an idyllic haven for executives, empty nesters or families* Elegant Federation façade trimmed with timber fretwork, level access from the street to a granite forecourt and portico* Entrance hall with a home office or fourth bedroom by the entry plus a guest powder room in the laundry * Sweeping open floor living space with defined dining area opens to the rear deck via full-width bi-fold doors* Sunlit entertainers' deck with an electronic Vergola roof plus a brand new built-in wet bar, barbecue and wine fridge* Sleek CaesarStone kitchen with four-seat island bench, gas cooktop, integrated dishwasher and filtered water tap* Three large bedrooms with built-ins upstairs, main with ensuite and bi-fold windows framing northerly district vistas* Beautifully styled contemporary bathrooms include main with fixed and detachable shower heads and deep bath, and heated towel racks* High shadow-line ceilings, timber floors, ducted air conditioning, Luxaflex blinds/curtains throughout LED lighting and gas outlet * Fully enclosed level, north rear lawn framed by manicured hedges and a vine-clad fence* Six minute wander to Manly West Public School, short to Graham Reserve/dog park and Manly Aquatic Centre * Carport secured by a remote-controlled gate, walking distance to Manly's beaches wharf and eateries Council: \$2,632pa approx Water: \$686pa approx