

5/10 Moore Road, Freshwater, NSW 2096

Cunninghams

Sold Apartment

Tuesday, 26 March 2024

5/10 Moore Road, Freshwater, NSW 2096

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$1,300,000

FIND. A sunny beachside pad in the exclusive Freshwater basin, this delightful home comes to market with huge appeal, and an incredible position just 250 metres from the surf and sand. A perfect first step or a savvy investment in a burgeoning beachside suburb that continues to swell in popularity, this apartment is a quiet base for you to return to after exploring and indulging in the fabulous lifestyle offerings in the area. LOVE. Bright and airy with a tidy floorplan, tons of natural light, an internal laundry and private, leafy outlooks, this apartment kicks goals and does also include some scope to add value.- Small boutique collection of just six homes on a highly sought-after street in the Freshwater basin.- Combined lounge and dining area is finished with easy-care floorboards, opening up to a balcony that runs along the front of the block.- Practical, well-presented kitchen with sleek stone counters, a breakfast bar and a dishwasher.- Almost every window looks onto greenery, particularly the front of the building, where a beautiful tree creates privacy and a soft outlook.- Queen-sized bedrooms with built-in wardrobes and leafy outlooks.- Neat bathroom with combined bathtub and shower, a timber vanity and concealed laundry.- Some attic storage space in 2nd bedroom, and an allocated carport located to the side of the building. LIVE. The lifestyle in this part of Freshwater is coveted by many as it's a short, level stroll to the beach, so you can tuck your board or towel under your arm, and even grab a coffee on the way. The village has a well-curated selection of eateries and shops, including an IGA supermarket, bakery and post office. The Harbord Hotel is just down the road for a casual beachside meal, and this is a convenient location for reaching Manly, which is a picturesque stroll along the beach, or can be accessed from bus services close to the block. RATES/SIZE: Water rates: Approx \$173 p/q Council rates: Approx \$403.90 p/q Size: Approx 83 sqm including car space Rental Return - \$800-\$850 per week in the current market Air bnb rates: 2 Bedroom - Sleeps 4) Suggested nightly rates; Off Peak (Week days Mon-Thur) \$289 - \$329 per night Off Peak (Weekends) \$369 - \$399 per night On Peak (Week days Mon - Thur) \$349 - \$419 per night On Peak (Weekends) \$429 - \$489 per night *School Holidays/Public Holidays increases of up to 50% on OFF PEAK Pricing. XMAS Holidays - \$529 - \$629 per night NYE (30th, 31st Dec/1st & 2nd Jan) \$699 - \$729 per night **Pricing subject to change in line with surrounding comparable competition. 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 WHAT THE OWNER LOVES:- Walking down to Freshwater beach in the morning for a coffee and a quick swim before work has been such a joy.- We love having the village on the doorstep, and the convenience of having the IGA so close by for quick supplies.- The apartment feels fresh and light throughout the day. 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. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.