

58 Kempbridge Avenue, Seaforth, NSW 2092

Cunninghams

House For Sale

Thursday, 16 May 2024

58 Kempbridge Avenue, Seaforth, NSW 2092

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Richard Cook
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Auction

Auction Saturday 8 June FIND. Exquisitely formed for family enjoyment, this exemplary dual-level residence is quietly placed on a leafy cul-de-sac, just steps to Seaforth Village. Crafted to last the test of time, this home has been meticulously cared for and updated over the years, featuring functional, modern finishes whilst also retaining plenty of character and charm, with great appeal being offered for families of all ages and stages. LOVE. Renovated to enhance functionality, the layout flows and breathes, with a stunning, light-filled entertaining space that opens up to greet a private backyard with a luxurious six-person hot tub and custom timber seating tailor-made for huddling around a fire pit in the cooler months. - An ideal layout for entertaining, with an open, flowing living and dining area that extends into alfresco entertaining space. - Whip up a culinary storm in the sleek modern kitchen with stone counters, Bosch appliances, a dishwasher and generous pantry storage. - A generous hallway nook offers space for a home office, and there is flexibility to use the fifth bedroom as a family/media room. - Landscaped east-facing backyard with lush lawns, a hot tub and built-in seating - Retreat to the quiet and luxurious space of the master bedroom, with a walk-in wardrobe and en-suite bathroom with heated floors. - All bathrooms are modern and beautifully finished, including a family bathroom with deep free-standing bathtub. - Classic white plantation shutters, some decorative ceilings, tons of internal storage, easy-to-access attic storage, external laundry room. - Reverse-cycle air-con units in three bedrooms plus living, Ventis air ventilation system, gas outlets downstairs, double-glazed windows. - Double carport LIVE. This leafy cul-de-sac location is quiet and convenient. Bike trails at the door offer a pleasant, meandering path alongside Burnt Bridge Creek and then all the way to Manly, whilst bus services to Manly, the city and across the beaches are accessible from the village. A handy selection of shops, cafes and restaurants are just moments away in Seaforth village, whilst Balgowlah village shops and conveniences are also close by, and beaches are just a short drive away. RATES/SIZES Water rates: Approx \$171.41 pq Council rates: Approx \$625.00 pq Size: Approx 500 sqm ABOUT THE AREA Local Transport: - Express buses to the city CBD - Buses to Manly, Westfield Warringah Mall, Mosman and surrounds Shopping: - Seaforth Village shops and restaurants - Balgowlah Stockland shopping centre and Westfield Warringah Mall Schools: - Seaforth Primary School - Balgowlah Boys High School - Mackellar Girls High School WHAT THE OWNER LOVES: - We love how it's so close to the village. We can stroll up and grab a coffee or supplies so easily. - There's a really great community feel in the street, with lots of friendly families. - Our home has a lovely feel to it. It's so comfortable and light, and also has a really practical layout for entertaining. - We love that the house offers all the benefits of a modern family home, while embracing the character and charm of its past 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.