

**59a Baranbali Avenue, Seaforth, NSW 2092**

**Cunninghams**

**House For Sale**

Thursday, 11 April 2024

59a Baranbali Avenue, Seaforth, NSW 2092

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ben Jones

0424277887



Andrew Lutze

0412568058

## For Sale Guide \$2,300,000 - \$2,500,000

FIND. Sleek, modern and uber-stylish interiors as well as an unexpectedly generous amount of beautifully landscaped outdoor entertaining space are the defining features of this free-standing cottage, which also offers a huge amount of natural light and a beautiful, warm and airy feel throughout. It sits in a supremely convenient location close to cafes, supermarkets, shops and schools, and within walking distance of Schools and Shops.LOVE. Having just been renovated top to bottom, this is a highly functional home that flaunts contemporary interiors that have been impeccably styled. This already perfectly presented home will be popular with downsizers and upsizers, but it will also suit young families who are looking for a home that has the potential to grow with them as they do. - The sunlit living and dining area encompasses an open-plan feel and flows out to the low maintenance garden.- The low-maintenance back yard and has been beautifully landscaped and includes an outdoor alfresco entertaining cabana.- The stylish brand new kitchen includes an induction cooktop, stone counters, electric oven, a dishwasher and soft-close joinery.- The master bedroom is a generous king-sized room and generous amounts of walk-in storage, as well as providing handy access to the stunning bathroom. - The second and third bedrooms are also of good proportions and boast a leafy outlook.- The sunny cottage garden style front courtyard provides a quiet spot for a cup of coffee in the morning.LIVE. Leafy, peaceful and family-focused, Seaforth is a popular suburb due to its proximity to Manly and the city, while also offering easy travel up and down the beaches via the Wakehurst Parkway. Seaforth is also located close to a multitude of natural attractions, including stunning walkways around Manly Dam, Gadigal National Park and Middle Harbour. The local shops at Seaforth are just down the road, cafes and a community garden are footsteps away, and there are bus stops close by that will transport you quickly and easily to the city or Manly.RATES/SIZE:Water rates: Approx \$173.30 pqCouncil rates: Approx \$553.80 pqSize: Approx 354.5 sqmABOUT THE AREALocal Transport:- Express buses to the city CBD- Buses to Manly, Westfield Warringah Mall, Mosman and surroundsShopping & Restaurants:- Seaforth Village shops and restaurants- Balgowlah Stockland shopping centre and Westfield Warringah MallSchools:- Seaforth Primary School- The Forest High SchoolDisclaimer: 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.