

**6/1-3 Funda Place, Brookvale, NSW 2100**

**Cunninghams**

**Sold Apartment**

Saturday, 9 December 2023

6/1-3 Funda Place, Brookvale, NSW 2100

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Sam Raso

0407936862



Ben Jones

0424277887

**\$740,000**

FIND. Tucked away in the protection of a quiet cul-de-sac, this sun-soaked, over-sized studio has been beautifully renovated and is effortless to live in and maintain. This impeccable sanctuary places you within walking distance of a wide range of lifestyle amenities, so you can leave the car at home and take an easy stroll to Warringah Mall shops and supermarkets, the cinema, breweries and cafés. LOVE. Modern finishes have been consistently applied through this immaculate abode, creating a fresh, uplifting vibe. The thoughtfully-designed layout features a light-filled living zone that spills into a private garden that provides the perfect retreat when entertaining guests. Positioned on the ground floor of an immaculate security building, it's easy level access to the front door, suiting downsizers. The open-plan living and dining area faces east and gets great natural light, finished with stylish herringbone floorboards and a ceiling fan. Living extends outwards to a private garden with an under-cover BBQ area and patio, ideal for entertaining and alfresco meals. Stylish modern kitchen with chic, up-market finishes, electric cooking, a dishwasher and stone counters. The immaculate shower bathroom features an on-trend sliding barn door and laundry facilities. Internal access to lock-up garage in secure under-building, plus good internal storage. LIVE. With a number of beaches within a short drive, Warringah Mall at your doorstep, and the B-Line bus service that offers a quick and easy transport link into the city, this is a fantastic base from which to access everything you need. Brookvale itself has a lot to offer, with lots of independent breweries and cafes as well as sporting grounds, nature trails and schools within walking distance. The close proximity to Manly, Dee Why and Freshwater means beaches and other shopping and dining hubs are within easy grasp. RATES: Water rates: Approx \$173.29 pq Council rates: Approx \$404 pq Strata levies: Approx \$766.09 pq SIZES: Internal + Courtyard: Approx 72 sqm Garage: Approx 17sqm Total: Approx 89 sqm ABOUT THE AREA Local Transport: - B-Line express city bus - Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly. Shopping & Dining: - Westfield Warringah Mall - Brookvale Hotel - A variety of cafes, restaurants and shops along the Brookvale shopping strip Schools: - Brookvale Primary School - Northern Beaches Secondary College Cromer Campus - St Augustine's College - Freshwater Senior Campus WHAT THE OWNER LOVES: - We love having a little garden where we can eat outside, have friends over, or do some gardening. - Brookvale has got such a great leisure and lifestyle scene, with breweries, cafes and all kinds of shops all within walking distance. - This feels like a very quiet and protected street, yet it's close to everything. 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