

**6/102 Lawrence Street, Freshwater, NSW 2096**

**Cunninghams**

**Sold Townhouse**

Saturday, 2 September 2023

6/102 Lawrence Street, Freshwater, NSW 2096

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Contact agent

FIND. Cushioned within the exclusive 'Freshwater Terraces' complex on the outskirts of Freshwater village, this dual-level townhome will impress and delight you with beautifully modernised interiors and easy-to-maintain outdoor space. Close to the shops, cafes and the beach, yet private and tranquil inside, this beautiful home offers the best of both worlds. The perfect easy-living home for growing families and downsizers.

LOVE. The generous dual-level floorplan includes a spacious living zone that spills out to a sun-dappled courtyard that will inspire you to relax or entertain in privacy and serenity. The bright and breezy open-plan living and dining zone has been finished with elegant limewashed hardwood floorboards. Living connects seamlessly to a sunny courtyard with built-in seating and BBQ, plus an outdoor heater & private gated entry, a delight in all seasons. Immaculate modern kitchen with stone counters, a dishwasher, gas cooking, quality Smeg appliances, and a breakfast bar for casual meals. Three generous bedrooms are positioned on the upper level, quiet and filled with natural light, two with built-ins and one with a private balcony. A neat, well-presented bathroom features a bathtub and separate shower. Large laundry room with a downstairs WC and extra storage space. Ducted air-conditioning upstairs and reverse-cycle air-con downstairs. Large lock-up garage.

LIVE. This always-popular beachside suburb puts shops, bus stops and beaches within moments of your doorstep. Freshwater village is a quick stroll down the road, where there is a vibrant selection of cafes, restaurants and boutique shops. Just a little further down the road is Freshwater Beach, or it's an easy walk over the headland to Queenscliff beach. Bus services to Manly and the city can be accessed in the village or on Pittwater Road.

RATES: Water rates: Approx \$173.30 p/q Council rates: Approx \$403.95 p/q Strata Rates: Approx \$1,452.05 p/q

SIZES: Internal + External: Approx 139 sqm Garage: Approx 23 sqm Total: Approx 162 sqm

ABOUT THE AREA Local Transport: - Buses to City CBD, Manly, Westfield Warringah Mall and surrounds Shopping & Dining: - Freshwater Village shops, cafes and bars - Pulu Restaurant - Harbord Diggers - Harbord Hotel Schools: - Harbord Primary School - St John The Baptist - Freshwater Senior Campus - Mackellar Girls Campus - Balgowlah Boys Campus

WHAT THE OWNER LOVES: - We love the sunny courtyard that easily flows from inside to out. - It's a super quiet home in such a convenient location just a five-minute walk to Freshie shops and cafés. - Freshwater has such a wonderful community.

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