

**6/11 Gulliver Street, Brookvale, NSW 2100**

**Cunninghams**

**Sold Apartment**

Friday, 15 March 2024

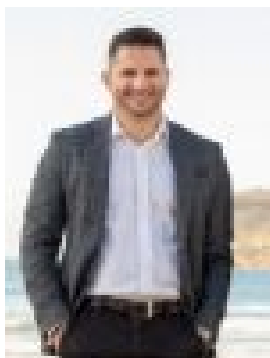
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Contact agent

**FIND.** Coming to market with great appeal for first time buyers and investors, this bright and fresh apartment is situated within a well-presented security block near Brookvale Oval, offering incredible convenience. This is a spacious, light-filled home with an excellent floorplan, lots of natural light and a generous alfresco entertainer's balcony. A master bedroom with an en-suite bathroom and two secure parking spaces add another layer of convenience.**LOVE.** This central location near Brookvale Oval offers easy walking access to sporting fields and an eclectic selection of local shops and bustling eateries, as well as Warringah Mall, and Brookvale's flourishing selection of breweries and distilleries.- A generous, combined living and dining area is extended further by a large entertainer's terrace where there's space for relaxed alfresco entertaining.- Kitchen with granite benchtops, a breakfast bar and gas cooking.- Both bedrooms are spacious and light and feature high-quality modern built-in wardrobes. - Master bedroom includes a feature v-groove timber-panel wall and full en-suite bathroom with bathtub and shower.- Immaculate main bathroom with combined bathtub and shower.- Dedicated laundry room with space for dryer.- Two side-by-side secure parking spaces, plus a lockable storage room offers exceptional convenience.**LIVE.** In this central setting, a number of northern beaches lifestyle hubs are at your fingertips. Brookvale is a fast-developing, dynamic suburb with cafes, breweries, distilleries and roasteries popping up on every corner. Brookvale Oval as at the doorstep and Warringah Mall is close by, offering quick access to a wide range of shops and amenities. A short drive in the car will take you to the beautiful beaches at Freshwater, Curl Curl and Manly, whilst bus services running up and down Pittwater Road offer services to the city and many other northern beaches destinations.**RATES:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$404 pqStrata rates: Approx \$1,214.15 pq**SIZES:**Internal + Balcony: Approx 77 sqm Parking & Storage: Approx 30 sqmTotal size: Approx 107 sqm**ABOUT THE AREA**Local Transport:- B-Line express city bus, Buses to city CBD, Chatswood 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- St Augustine's College- Freshwater Senior Campus**WHAT THE OWNER LOVES:-** We love Brookvale's incredible selection of cafes and breweries. We can walk to any number of venues for a drink or a meal.- This is a really great location for reaching beaches, whilst also being an easy journey to the city.- This apartment has everything you need, with two parking spaces and a big balcony where you can entertain. **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.