

**6/14 Austin Street, Fairlight, NSW 2094**

STONE

**Apartment For Sale**

Friday, 2 February 2024

6/14 Austin Street, Fairlight, NSW 2094

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Eddy Piddington  
0481007320



Lachlan Phillips  
0478790993

## **Auction Guide: \$1,450,000**

Quietly positioned in a popular leafy street, this recently updated pet friendly townhouse has a modern contemporary feel with light filled interiors as well as a generous outdoor entertaining area. Two bright bedrooms are furnished with generous built-in robes, ensuite to main with frameless glass shower; both bathrooms compliment the neutral palette throughout. An open living and dining space with LED lighting, gas heating and reverse cycle air conditioner flows freely out to the private courtyard through a sliding door where you can relax with a book or entertain in style with friends. The separate study nook provides an extra space for work and is a convenient storage option for items to be packed away at a moments notice. A well-appointed and keenly thought out kitchen optimises every available inch of space in sophisticated style, with Fisher and Paykel appliances including Dishdrawer, Blum soft close hinges to cabinetry and drawers, beautiful Caesarstone benchtop and ample pantry space, you will be amazed at the amount of storage this kitchen provides. A cleverly concealed internal laundry is a prized inclusion, while the generous parking space includes a secure lock up shed to store all those additional items. Comfortable and secure, this townhouse is ready for you to move straight in and enjoy. Walking distance to numerous beaches, the fabulous Fairlight Village, or the ever popular Stockland Balgowlah, the choice is yours. With buses to City or Manly at the top of the street, and local Hop Skip Jump bus stop at the bottom of the street, you can't go wrong! Start your beach lifestyle today. Council Rates: \$404.50pq approx. Water Rates: \$171.41pq approx. Strata Rates: \$1,645 pq approx.