

**6/32 Cavill Street, Freshwater, NSW 2096**

**Cunninghams**

**Sold Apartment**

Thursday, 7 March 2024

6/32 Cavill Street, Freshwater, NSW 2096

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$1,250,000**

FIND. Thoughtfully updated and beautifully presented throughout, this spacious apartment holds immense appeal for first time buyers or investors who are hoping to step into one of the most coveted suburbs on the northern beaches. Light and airy, with protected outlooks onto greenery, this charming abode is appointed with everything you'd want in an apartment – spacious living, a good-sized balcony, an internal laundry, and an over-sized lock-up garage. LOVE. Loved because of its welcoming community, vibrant village, and beautiful protected surf beach, Freshwater is a thriving beachside location that sparkles in all the seasons. - Positioned on the first floor of a small brick block, this home is positioned on the east side of the building.- Combined lounge and dining area extends out to a wraparound balcony that is very generous in size and offers protected leafy outlooks. - Well-presented modern kitchen with electric cooktop and a dishwasher.- Both bedrooms are comfortably sized for queen-sized bedrooms and feature built-in wardrobes.- Immaculate shower bathroom with a fresh neutral palette.- Beautifully presented throughout, and refreshed with new carpet and paint.- Over-sized garage with extra height, and space to consider adding mezzanine storage.LIVE. Embrace the incredible Freshwater lifestyle for all that it offers. Freshwater village is 200 metres away, where there is a vibrant selection of popular eateries, boutique shops and useful amenities, including an IGA supermarket, bakery and post office. Stroll to Freshwater beach or wander over the headland to Queenscliff beach for swims and surfs. Bus services to Manly are moments away, and express city buses can be accessed in the village.RATES/SIZE:Water rates: Approx \$171.41 pqCouncil rates: Approx \$403.90 pqStrata levies: Approx \$897.41 pqSize: Approx 100.3 sqm including garageABOUT THE AREALocal Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surroundsShopping:- Freshwater Village shops, cafes and bars- Manly Wharf restaurants and bars- Manly Corso shops, restaurants, cafes and bars- Pilu Restaurant- Harbord Diggers- Harbord HotelSchools:- Manly Vale Public School- St John The Baptist- Freshwater Senior Campus- Mackellar Secondary Girls Campus- Balgowlah Secondary Boys Campus- Stella Maris CollegeWHAT THE OWNER LOVES:- This is a really light and breezy apartment, and we love the beautiful tree out front that gives us a beautiful protected, leafy view.- We love how we're so central to Queenscliff or Freshwater beaches. We can choose which one we feel like going to and walk to either.- It's so great having the village just a short stroll away.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.