

**7/14 Austin Street, Fairlight, NSW 2094**

STONE

**Sold Apartment**

Saturday, 28 October 2023

7/14 Austin Street, Fairlight, NSW 2094

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Eddy Piddington  
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Michael Egan  
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**\$1,510,000**

Superbly designed across two bright and spacious floors with innovative renovations and sleek contemporary finishes providing modern streamlined functionality and luxurious liveability, this rare and prized town home is simply brimming with extras. A tranquil oasis ideal for entertaining or relaxing, it is focused around a living/dining area and open plan kitchen all interact effortlessly with an extensive private courtyard. Placed in an immaculately maintained full brick building of seven, its quiet leafy setting is a short stroll to the primary school, city buses and village shopping at Fairlight or Balgowlah.- A carefree lifestyle oasis for executives, empty-nesters or young families- Generous living space with defined dining area and English oak floorboards- Custom timber wall unit with mounted TV/sound bar opens to reveal a queen size Murphy bed- Private entertainers' courtyard with built-in timber seating- Stylish open plan stone kitchen with induction cooktop and integrated dishwasher- Large bedrooms with built-ins open to a sunny balcony with leafy district views- Main bedroom with ensuite, stylish modern bathrooms, separate internal laundry- Timber-look tiled flooring in the bedrooms, louvered windows promote air flow- Air con and electric blinds shade/blackout blinds in living space and bedrooms- Covers a sizeable 130sqm on title, near level access, only one common wall- Landscaped common gardens include a synthetic lawn area with table and seating- 200m to Weeroona Reserve Playground and 280m to Manly West Public School- Walk to Graham Reserve dog park, Manly Aquatic Centre and Manly Beach/eateries- Large lock-up storeroom behind the parking with an area fitted for an office- Double security basement parking with work bench and hanging pegboard for tools Council rates: \$382pq approx. Water rates: \$173pq approx. Strata rates: \$1,872pq approx.