

# 7 Marlborough Avenue, Freshwater, NSW 2096

STONE

## Sold House

Tuesday, 15 August 2023

7 Marlborough Avenue, Freshwater, NSW 2096

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



Eddy Piddington  
0481007320

**\$4,390,000**

Cocooned in privacy and expertly designed to capture panoramic leafy district views at every turn, this magnificent residence provides luxurious coastal sanctuary on a beautifully landscaped garden oasis. Flowing across two bright and breezy levels with a choice and living spaces and seamless flow to a sunny north terrace, spectacular entertainers' deck. With private near level lawn both front and rear and a sparkling heated pool, its peaceful family friendly setting is handy to buses, schools, village shops and Warringah Mall as well as Freshwater, Queenscliff or Curl Curl Beach. • Sweeping open plan living space with defined dining flows to a north terrace • Glass bi-folds open to a Vergola-covered entertainers' deck with district views • Extensive family/meals area with gas pebble fireplace overlooks pool/rear garden • Sleek CaesarStone kitchen with six-seat breakfast/cocktail island bench • Gas cooktop, dual drawer dishwasher, brushed nickel tapware and Zip tap • Main bedroom with walk-in robe, ensuite and balcony with expansive views • Three further sunlit bedrooms with built-ins, second opens to north balcony • Stylish coastal-themed bathrooms includes full main with heated flooring • High ceilings, blackbutt flooring, plantation shutters and louvered windows • Ducted air conditioning downstairs and split-system in upstairs bedrooms • Set on 557sqm, fully fenced and secure, level lawn areas front and rear • Giant manicured hedges envelop the residence offering total privacy • Five minute stroll to city and wharf buses, local café and Nolan Reserve • Secure carport and car space, walking distance to primary schools Council Rates: \$667.70pq approx Water Rates: \$173.29 pq approx