

8/18 Moore Road, Freshwater, NSW 2096

Cunninghams

Sold Apartment

Monday, 11 September 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Apartment

\$1,245,000

FIND. With a coveted position in the exclusive Freshwater basin, this home is located a short, barefoot stroll to the beach, and just 200 metres from the village. A perfect first home, or an ideal addition to an investment portfolio, this apartment is likely to be popular with those who are looking for a well-presented home that is ready to live in now. With its prime location just moments away from the beach, you'll relish the ease of incorporating a morning surf or leisurely swim into your daily routine.**LOVE.** Embrace the charm of coastal living in this beautifully presented apartment, basking in the soft morning light that streams through the oversized windows. The full-brick block exudes a timeless charm while ensuring durability. This first-floor residence provides ground floor access and oversized windows that fill the open-plan living and dining area with abundant natural light, creating an inviting atmosphere. -?Sunny and airy lounge and dining area with wall to ceiling storage/joinery, vj-groove feature wall and leafy outlooks that infuse the space with a sense of tranquillity-?New timber flooring, adding a touch of natural elegance- Street level access perfect for downsizers or families with kids as there are no stairs to the unit-?Common east facing balcony -?Kitchen with electric cooking -?King-sized master bedroom with built ins- Shared storage room with only one other occupant-?Generous second bedroom -?Renovated bathroom and an adjoining laundry -?two-way day and night blinds, you can effortlessly control the ambiance to suit any occasion-?Allocated car space**LIVE.** The lifestyle in this part of Freshwater is coveted by many as it's a short, level stroll to the beach, so you can tuck your board or towel under your arm, and even grab a coffee on the way. The village has a well-curated selection of eateries and shops, including an IGA supermarket, bakery and post office. The Harbord Hotel is just across the road for a casual beachside meal, and this is a convenient location for reaching Manly, which is a picturesque stroll along the beach, or can be accessed from bus services close to the block.**RATES/SIZE:**Water rates: Approx \$174 pqCouncil rates: Approx \$404 pqStrata levies: Approx \$1,330 pqSize: Approx 76 sqm**ABOUT THE AREA**Local Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surroundsShopping & Dining:- Freshwater Village shops, cafes and bars- Pilu Restaurant- Harbord Diggers, Harbord HotelSchools:- Harbord Primary School- St John The Baptist- Freshwater Senior CampusDisclaimer: 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.