

**8 Little Willandra Road, Cromer, NSW 2099**

**Cunninghams**

**Sold House**

Tuesday, 5 September 2023

8 Little Willandra Road, Cromer, NSW 2099

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 4**

**Area: 556 m2**

**Type: House**



Matt Nicastrì  
0410565050

## Contact agent

**FIND.** This expansive, free-standing residence commands attention with an epic six-bedroom floorplan that offers huge versatility. It has been designed to accommodate a flexible dual-living arrangement, featuring both levels containing spacious living areas, fully-equipped kitchens, bedrooms, bathrooms whilst offering generous outdoor space.

**LOVE.** This unique home is located in a peaceful area, close to schools, parks and bushwalking trails. Whether you choose to enjoy the benefits of intergenerational living or capitalize on the potential for dual-living with additional income (STCA), you will enjoy the quiet, family-friendly surrounds of this versatile home.

- Beautiful leafy outlooks to the rear of the home are private and lush
- The upper level has a split-level living and dining area with skylights flowing outwards to meet a large covered balcony with leafy outlooks
- The lower level has an open and spacious living and dining zone that connects with a large, east-facing balcony
- Each level has its own fully-equipped kitchen with timber cabinets, modern electric cooktops and dishwashers
- Both levels have three bedrooms, all bedrooms include built-in storage, four include private ensuites
- Both levels have additional laundry rooms, and flexible rooms that can be used for home offices, kid's rooms or entertainment
- Raked ceilings, tons of hidden storage internally as well as above the garage, storerooms, cabinets, mezzanine or under the house
- Double garage with auto door and internal access, plus driveway parking for at least two cars

**LIVE.** This location is perfect for families, with parks and schools within easy walking distance, including Cromer Public School, which is two blocks away. There are plenty of nature trails in the area, including those around South Creek and Narrabeen Lake; local shops and bus stops within moments of the front door, and it's just a short drive to beaches and shopping and dining offerings in the surrounding beachside suburbs.

**RATES/SIZE:** Water rates: Approx \$173.29 p/q  
Council rates: Approx \$439.80 p/q  
Size: Approx 556.4 sqm

**ABOUT THE AREA**

**Local Transport:-** Buses to the City CBD - Westfield Warringah and surrounds

**Shopping & Dining:-** Wheeler Heights shopping village - Dee Why Grand - Westfield Warringah Mall

**Schools:-** Cromer Primary School - Cromer High School - Pittwater House Private College

**WHAT THE OWNER LOVES:-**

- The longer you stay in the home, the more the sheer size of it fascinates you.
- The architectural design offers substantial versatility, and we love the solid construction with the charming clinker brick façade.
- The area is quiet and leafy, and has great access to bushwalks, local schools and shops.

**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.