

8 Robert Street, Freshwater, NSW 2096

Cunninghams

House For Sale

Friday, 10 May 2024

8 Robert Street, Freshwater, NSW 2096

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Type: House



Michelle Galletti
0403039444



Matthew Turner
0413785104

Auction

8 & 8A Robert Street Freshwater - on one title FIND. Idyllically positioned in a tightly-held pocket of Freshwater just steps from Harbord Park, this charismatic P&O-style residence delivers a stunning floorplan that offers versatility and generous space. A one-bedroom granny flat with private access and a sunny deck adds to the appeal, ideal for guests and extended family, or to be rented out to create additional income. LOVE. An elegant curved and rendered façade fronted by a sweet verandah is the attractive introduction to this home, which follows through into the interiors with high ceilings, light and airy rooms and grand proportions. This home emanates a sense of character and charm that captures the imagination, and there is scope to utilize your own creative flourishes to make it your own, and the option of harnessing a spectacular ocean view by building up a level (STCA).- With ocean glimpses, leafy outlooks onto the street and grand proportions, the lounge room is classic, elegant space to relax in.- The house is embraced by easy-care gardens to the front and side, and rests on a corner block with north and easterly aspect.- The dining area and kitchen combine together as a functional space for entertaining or enjoying meals together as a family.- The kitchen is appointed with gas cooking, an island bench and a dishwasher, perfectly functional but with the option to update.- All bedrooms are exceptionally spacious and are appointed with built-in wardrobes. The master bedroom includes access to the verandah.- Modern family bathroom is appointed with a free-standing bath, a shower with frameless glass and a separate WC.- A second bathroom features a shower and combines with laundry facilities.- Council-approved granny flat with queen-sized bedroom, a living area with full kitchen, a private north-facing deck and a shower bathroom. Current tenant paying \$550 per week.- Double carport and extensive under-house storage, lush gardens to the front and side of the house. LIVE. With its welcoming community, popular village and world-class beach, Freshwater continues to be one of the most sought-after suburbs on the northern beaches. It's a short walk to the village, where there's vibrant collection of boutique shops, cafes and amenities. If you're in the mood for a beach day, either Freshwater or Curl Curl beaches are within walking distance, and bus stops are close to the front door for quick access to Manly or the city. A huge bonus for families is the close access to Harbord Park and Harbord Public School. Auction Sat 1st June on site - Time TBA RATES/SIZE: Water rates: Approx \$171 p q Council rates: Approx \$714.86 p q Granny flat current rental return - \$550 per week Main house rental in current market - \$1,700-\$1,800 per week Size: Approx 614 sqm ABOUT THE AREA Local Transport:- Buses to City CBD, Manly, Westfield Warringah Mall and surrounds Shopping:- Freshwater Village shops, cafes and bars- Pulu Restaurant- Harbord Diggers- Harbord Hotel Schools:- Harbord Primary School- St John The Baptist- Freshwater Senior Campus- Mackellar Girls Senior Campus- Balgowlah Boys Senior Campus WHAT THE OWNER LOVES: - We love the community in Freshwater. The school is just around the corner so the kids can walk there really easily. - We love the beach in Freshwater, and love having the village or the strip of shops on Harbord Road nearby so we can easily grab supplies or a coffee.- The house has lots of character and is always filled with natural light. We love having the granny flat as a source of extra income. 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. All photographs, maps and images are representative only, for marketing purposes.