

9 Clifford Avenue, Fairlight, NSW 2094

Cunninghams

House For Sale

Friday, 2 February 2024

9 Clifford Avenue, Fairlight, NSW 2094

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



Georgi Bates



Chris Nicholls
0460009595

Auction

AUCTION Saturday 24 February FIND. Discover a rare gem in the heart of Fairlight, a grand family residence with a rich history and an unparalleled opportunity for transformation. Occupying a generous 696.7sqm block, this cherished home is a treasure with its current charm and untapped potential. Its flexible layout, spanning two levels, is ideal for multi-generational families or as a spacious single dwelling, offering a unique blend of coziness and expansiveness. From the sparkling harbour views to the convenience of being just moments from Fairlight Beach, pool, and village shops, this rare opportunity will appeal to a broad section of buyers including investors, homeowner builders and developers (STCA). LOVE. This beloved Fairlight home presents a canvas brimming with possibilities. Whether you're inspired to undertake a grand renovation to highlight its historical elegance or to rebuild and craft a modern architectural marvel, this property is your canvas. The expansive block size, combined with breathtaking harbour vistas, presents a rare opportunity to create a luxurious family abode. Imagine custom-designed, sun-lit interiors, a gourmet kitchen, and living spaces that effortlessly connect with the lush outdoor environment. Here, your vision can transform this home into an epitome of contemporary living and timeless sophistication.

- The entry level introduces you to multiple living spaces, including a study/sunroom and a large kitchen, all flowing seamlessly to a sun-drenched north-facing courtyard.
- Four bedrooms on the upper level, highlighted by the expansive master bedroom.
- The master bedroom, complete with built-in robes and a charming window nook, offers a serene retreat with magical harbour vistas.
- Upstairs, a spacious kitchen leading to a sunny courtyard, is ideal for alfresco dining and entertaining.
- Downstairs, three additional bedrooms, a kitchen, bathroom, and a large living area opens to a covered balcony.
- A vast, level backyard, featuring a stunning pink frangipani tree, perfect for family gatherings and outdoor activities.

A rarely offered opportunity in this location that will appeal to investors, homeowner builders and developers (STCA). LIVE. Nestled in a quiet and coveted street, this home is moments from Fairlight Beach and Pool, surrounded by vibrant cafes and the popular village shops. The local parks and playgrounds offer endless weekend enjoyment, while convenient transport options and scenic walks lead you to the Manly ferry terminal. Fairlight is the perfect blend of outdoor adventure and urban charm, offering an idyllic lifestyle on Sydney's Northern Beaches. Whether you're a nature lover, a connoisseur of café culture or love a balance of both, this grand family home is an opportunity not to be missed.

RATES/SIZE: Water rates: Approx \$227.35 pq Council rates: Approx \$1,279.39 pq Size: Approx 696.7 sqm

ABOUT THE AREA Local Transport: - Buses to city CBD, Westfield Warringah Mall and surrounds - Manly Wharf ferries to Circular Quay Shopping & Dining: - Fairlight shops and The Butchers cafe - Stockland Balgowlah shopping centre - Manly Corso and Wharf shops and restaurants Schools: - Manly West Primary school - St Mary's Manly primary school - Mackellar Girls High School - Balgowlah Boys High School - St Pauls High School - Stella Maris College

WHAT OWNER LOVES - Offered for the first time in 43 years, this much-loved family home has been the scene of many happy family gatherings over the years, from kids playing in the backyard to enjoying the wonderful views from the balcony. - Only a short walk to Fairlight Beach and pool, this quiet and highly sought after street is an ideal place to raise a family. - The multiple living spaces throughout this home give it a flexible floorplan that will suit large or multi-generational families looking to live in this wonderful harbourside location.

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