

**9 Fay Street, North Curl Curl, NSW 2099**

**Cunninghams**

**Sold House**

Tuesday, 15 August 2023

9 Fay Street, North Curl Curl, NSW 2099

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 550 m2**

**Type: House**



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**\$2,925,000**

FIND. This picturesque, single-level, coastal cottage has been lovingly restored to reflect its mid-century heritage, and is offered up in pristine condition, with scope to make it your own. Resting on a huge corner allotment of 550sqm, and embraced by spectacular mature gardens that have been landscaped to perfection, this captivating home is an exciting entry into a popular, beachside community. LOVE. North Curl Curl is a coveted, idyllic location for families. This quiet, tree-lined street offers easy level walking access to playing fields and the beach, and close proximity to local shops and great schools. Keen renovators will recognise the potential to update now or in the future by adding a level, or capitalising on the generous block size and sunny aspect by knocking down and building a brand-new contemporary entertainer (STCA). - Generous near-level block on a tree-lined street, sunny orientation encompassing north, west and easterly aspects - Strong curb appeal with coastal white-painted façade, striped monochrome awnings and breeze blocks, framed by a flourishing native garden - Exquisite established gardens to front and rear, landscaped by renowned designer landscaper, Michael Cooke, and previously featured in Inside Out magazine - Stunning backyard with large north-facing entertainer's deck with blossoming vine-covered pergola, firepit, two frangipani trees, and fruit-bearing trees - Classic, sun-dappled, air-conditioned lounge room with an open brick fireplace & elegant, restored original hardwood floors - Neat & functional kitchen with gas cooking & combined casual dining area lined with vertical white timber wall paneling - Generous bedrooms with built-in wardrobes and ceiling fans - Immaculate original bathroom with bathtub and overhead shower - Flexible third bedroom/second living & dining area, connecting to entertainer's deck - Large laundry room with storage, outdoor shower - Large lock-up garage with adjoining storage room, which can be utilised as a home office/gym, plus driveway parking LIVE. This exclusive pocket of North Curl Curl delivers peace and serenity, whilst also sitting within an easy level walk of the beach. Enjoy close proximity to cafes, local shops and schools, bus services and John Fisher netball courts, where there is a playground, space for the kids to ride bikes and some lovely walking paths. Lifestyle hubs at Freshwater and Dee Why are all close by, offering exceptional lifestyle benefits and convenience. RATES/SIZE: Water rates: Approx \$173 pq Council rates: Approx \$650.90 pq Size: Approx 550sqm ABOUT THE AREA Local Transport: - Buses to City CBD, Manly, Westfield Warringah Mall, Dee Why and surrounds Shopping & Dining: - Local cafes and boutique stores on Pitt Road - Dee Why Grand Shopping Centre & Westfield Warringah Mall; Dee Why beachfront restaurants & cafes Schools: - Curl Curl North Public School - Freshwater Senior Campus - Cromer Campus WHAT THE OWNER LOVES - We love the beautiful backyard with big entertainer's deck and tranquil, tropical-inspired gardens. - This is a great area for families with sporting fields, the beach, and the local school so close by. - The house gets great uninterrupted natural light throughout the day due to the north-facing aspect of the corner block. 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.