

**1/1264 Pittwater Road, Narrabeen, NSW, 2101**

**Laing+Simmons**

**Apartment For Sale**

Tuesday, 13 August 2024

1/1264 Pittwater Road, Narrabeen, NSW, 2101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Beachside Entertainer

Embrace the beachside lifestyle in this unique three-bedroom apartment. Perfectly placed across the road from Narrabeen's golden sands, this is a rare opportunity that combines lifestyle, location and convenience.

Featuring a huge north facing grassed courtyard with manicured tropical gardens and covered alfresco area, this is an entertainer's delight. The perfect opportunity for growing families, downsizers or investors alike.

At the heart of the home is gourmet kitchen with Caesarstone benchtops, gas cooking and modern appliances. Three generous bedrooms with built in robes and a master ensuite beautifully compliment the modern and stylish aesthetic. A rare opportunity to secure a spacious ground floor residence that is ready to move into straight away.

- + North facing aspect and located on the ground floor
- + Huge grassed courtyard with manicured tropical gardens
- + Covered outdoor alfresco area, primed for entertaining
- + Modern and stylish gourmet kitchen
- + Caesarstone benchtops and stainless-steel appliances
- + 3 generous sized bedrooms with BIRs
- + Large master suite with ensuite
- + Modern full bathroom with separate bath and shower
- + New York style internal laundry
- + Security parking for 2 vehicles
- + Pet friendly
- + Centrally located to the beach, restaurants, schools, shops and transport

Rental Estimate: \$1000 - \$1050 per week

Council Rates: \$ 404 per quarter approx.

Water Rates: \$172 per quarter approx.

Strata Rates: \$1048 per quarter approx.

Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors.

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.