

**14/99 Alfred Street, Narrabeena, NSW 2099**

**Cunninghams**

**Apartment For Sale**

Monday, 6 November 2023

14/99 Alfred Street, Narrabeena, NSW 2099

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Richard Cook  
0415714899



Byron McDonald  
0422142863

## For Sale \$895,000

**FIND.** Fresh, modern and stylish, this two-bedroom apartment showcases an exceptionally generous floorplan with a choice of two large terraces. With 117 sqm on title, this is an ultra-spacious residence with a thoughtfully-designed floorplan. It rests in the heart of Narraweena, just footsteps from a vibrant selection of village amenities, with cafes, bus services and local shops right at the door.

**LOVE.** Embrace the easy-care nature of this home, which features light and airy interiors with a sunny nor-easterly facing aspect, whilst secure parking and an internal laundry add another layer of convenience. Move in now with nothing to do. Perfect as an astute investment, downsizer or first home.

**Immaculate,** well-maintained security block with video intercom and lift access.

**The open-plan living zone** is spacious and light, flowing effortlessly from dining to lounge and out to the balcony.

**Large entertainer's balcony** with a sunny nor-easterly aspect is a comfortable space for alfresco dining & entertaining.

**Modern kitchen** with stone countertops, gas cooktop, a dishwasher, and generous meal prep spaces.

**Luxe master bedroom** with a walk-in wardrobe and shower en-suite bathroom, connecting out to a large East facing terrace.

**Generous second bedroom** with a bright east aspect and mirrored built-in wardrobes.

**Immaculate modern bathroom** with bathtub and overhead shower, plus separate concealed laundry room with dryer.

**Secure basement parking space** with a storage shed, plus lots of visitor parking.

**LIVE.** This highly convenient location in the heart of Narraweena Village delivers immediate access to a wide range of lifestyle conveniences. Bus stops, day care centres and schools are within footsteps of the front door. There's a good selection of local shops and cafes for your morning coffee, and a great deli around the corner. Or it's just a short drive away to numerous beaches, supermarkets and Warringah Mall.

**RATES/SIZE:** Water rates: Approx \$159 pq Council rates: Approx \$404 pq Strata rates: Approx \$1524.25 pq Size: Internal inc. balcony Approx 99 sqm Total Approx 117 sqm

**ABOUT THE AREA** Local Transport:- Buses to City CBD, Chatswood, Manly, Dee Why and surrounds Shopping:- Narraweena village shops-Westfield Warringah Mall-Dee Why beachfront restaurants and cafes Schools:- Narraweena Primary School-Cromer Secondary Campus -St Johns Narraweena Catholic School-St Augustine's College

**WHAT THE OWNER LOVES:**

- The high easterly aspect - morning sunrises, morning sun, cooling coastal breezes on hot summer afternoons, distant ocean glimpse.
- The quiet rear corner location - very private and very quiet, with lift access and ample visitor's parking.
- Convenient locale - all the conveniences are at the front door, newsagency, cafés, liquor store, green grocer, supermarket, fast food shop, gymnasium, primary schools. Churches, Beverley Job Park tennis courts, children's playground and playing fields close by. Buses to Dee Why, Chatswood a short walk around the corner.

**Spacious open feel** of the apartment - high ceilings, open plan living dining kitchen area with large balcony and covered pergola, master bedroom suite with large balcony and covered pergola, full sized bathtub in the main bathroom.

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