

**115 Prahran Avenue, Davidson, NSW 2085**

**FORSYTH**

**House For Sale**

Saturday, 29 June 2024

115 Prahran Avenue, Davidson, NSW 2085

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Thomas Skelly

0408263016

## Contact Agent

Solid, older style home, with simple clean lines, efficient use of space, natural light and ventilation, and in sympathy with the surrounding landscape. Offering a Sunny rear aspect this gorgeous, light-filled family home is just waiting for a young family to move in, and make their own. This three-bedroom brick home, just a short distance from the fringes of Garigal National Park and Richard Healey Reserve, boasts elevated ceilings and generous proportions, delivering lavish and light-filled ambiance that continues throughout, surrounded by beautifully manicured gardens. Features Include: Three generous carpeted bedrooms with built ins Master bedroom with stunning ensuite - Second main bathroom with separate bath and shower Well laid out Kitchen, Lounge and Formal Dining room, Casual family eating area off kitchen Large outdoor courtyard sits above the stunning lawns ideal for entertaining and watching the children whilst enjoying the sunshine Expansive lawns bathed in sunshine, Immaculate landscaped gardens Reverse cycle air conditioning, 2 gas heaters Double carport Short drive to the new Northern Beaches Hospital Moments to vibrant Glenrose Shopping Village, Theatre Precinct and Lionel Watts Reserve Within easy walking distance to Davidson High School and Mimosa Primary School Kambora and St Martins and easy access to Forest High. Bus at door to City and Chatswood bus service Land size approximately 696sqm Council Rates Approx \$402pq and Water Rates Approx \$86pq With easy access to all the wonderful amenities on the Northern Beaches. The commute to Manly, Chatswood and the CBD is very well served with public transport. Quality schools close by include Kambora & Mimosa Public and Davidson High. The Glenrose Shopping Centre is moments away and offers first class shopping facilities to the area. This property is all about embracing the quality lifestyle that the Northern Beaches offers. Whilst relaxing and unwinding in your private surrounds, you are only a 15-20 minute drive from sparkling beaches, tranquil walks and trails as well as fine dining restaurants and shopping. This immaculately presented family home is ready for a new owner to move in, update and capitalise. Land Size 696 Approx. Water Rates \$62 Approx. Council Rates \$402 Approx. Disclaimer: Forsyth Real Estate believes that this information is correct but it does not warrant or guarantee its accuracy. Certain information has been obtained from external sources. All interested parties should make and rely upon their own enquiries in order to determine whether or not this information is in fact accurate. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. Figures may be subject to change without notice.