

# 44A Augusta Road, Fairlight, NSW, 2094

## House For Sale

Thursday, 1 August 2024

STONE

44A Augusta Road, Fairlight, NSW, 2094

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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## Rare entry-level value in a quiet leafy cul-de-sac

Instantly liveable and brimming with potential, this elegant character semi offers the option to move straight in and flaunt your creative decorative flair or renovate (STCA) and create a sumptuous coastal sanctuary. Nestled amongst the trees at the end of a whisper-quiet cul-de-sac, it is less than a 10 minute stroll to Manly's cosmopolitan village scene and internationally famous surfing beach.

- ☑ Single-level full brick semi with a north rear aspect and leafy district vistas
- ☑ Generous living space brightened by a skylight and a big bay window
- ☑ Tidy kitchen adjoins a slate-tiled dining area and opens to a courtyard
- ☑ The private walled entertainers' courtyard is enclosable by adding a gate
- ☑ Large main bedroom with a sunny north window framing leafy district views
- ☑ Two further double bedrooms, slate-tiled bathroom, high ceilings, timber floors
- ☑ Concealed trapdoor access to an enormous basement storage area
- ☑ Accessed via a private path from the street, near-zero maintenance gardens
- ☑ Sought-after leafy Western Hill address 150m from the popular Paolo's Café
- ☑ Elevated location receives cooling north east winds in the Summer
- ☑ Six minute stroll to Fairlight Village and an 11 minute walk to Manly Wharf
- ☑ Short wander to the dog park at Graham Reserve or Manly Aquatic Centre