

**50 Little Willandra Road, Cromer, NSW 2099**

**Cunninghams**

**House For Sale**

Thursday, 11 July 2024

50 Little Willandra Road, Cromer, NSW 2099

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 556 m2**

**Type: House**



Matthew Lemon  
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## Auction

Auction Saturday 10 August on-site FIND. A tranquil setting with direct access to adjoining parklands and bush reserve, quietly tucked away from the street, beckons you to explore this lovely spacious light filled family haven. An immaculate gourmet kitchen is the hub of the home and flows perfectly to the adjoining living room featuring high ceilings, divine refurbished timber floors and a charming wood burning heater providing an abundance of both warmth and ambience. LOVE. A spectacular view of the expansive outdoor entertaining area and sparkling pool is showcased from the kitchen, dining and living space through a large luminous wall of windows. This zone spills out onto a huge upper-level timber deck that provides additional outdoor living and also overlooks the lush bushland vista that extends beyond the property. This home is a perfect family oasis enhanced by its naturally beautiful location and surrounds, nestled within a family friendly community. - Large private backyard with sparkling pool, paved entertaining area and established tropical gardens, built-in bench seat, large upper-level timber deck all with a perfect view of the bushland reserve behind the property. The front yard is encased in lush green tropical gardens with easy access to the double garage from street entry.- Sun lit open plan living, dining and kitchen space with lovely refurbished timber floors, high ceilings, wood burner, split system air conditioning and large windows and sliding door flowing to the massive elevated timber entertaining deck.- A sumptuous kitchen with impressive lve oven and induction cooktop, stone benchtops, spacious breakfast bar and ample cupboard storage and countertop space with great view of the backyard. - A large modern master bedroom with spacious WIR and convenient modified ensuite. - Two oversized bedrooms, one with a loft space, and both with roller blinds and sheers.- Family bathroom with light filled skylight window and shower over bath. - Large laundry and utility room.- A multi use room is positioned on the lower level which could function as a rumpus room or work from home space.- Other features and updates include new external timber stair decking, new chic glass balustrading and refurbished internal timber floors.- Lots of additional off-street parking is also available.LIVE. Cromer is a family friendly suburb that sits about mid-way along the Northern Beaches Peninsula, with both Manly and Palm Beach within easy reach. It's only a short 5km drive to the vibrant beachfront at Dee Why with a great selection of cafes, restaurants, bars and the surf. Convenient access onto the beautiful leafy Narrabeen Lake trail is only a short drive or bike ride away. Local Village shopping and cafes are positioned a few minutes away, with nearby shopping centres at Warringah Mall and Warriewood Square. Cromer Public School, St Matthews Farm Reserve and Cromer Park playing fields are all close by, as is access to local buses including the quick B-Line service from Pittwater Road. Headland walks, bike tracks, sporting fields and golf courses are all in close proximity.RATES/SIZE:Water rates: Approx \$171.40 pqCouncil rates: Approx \$437.37 pqSize: Approx 556.4 sqmABOUT THE AREALocal Transport:- Buses to the City CBD- Westfield Warringah and surroundsShopping & Dining:- Wheeler Heights shopping village- Dee Why Grand- Westfield Warringah MallSchools:- Cromer Primary School- Cromer High School- Pittwater House Private CollegeWHAT THE OWNER LOVES:- We love entertaining friends and having people over, the house accommodates lots of people with multiple zones for everyone to enjoy, we can easily be in the kitchen cooking up a storm while chatting with guests as they relax in front of the fire- The backyard is very private and quiet and we love how close the bushland reserve is. There is a creek just beyond our property and the kids loved trying to chase the wallabies and birds- The local primary school is really close by and accessed via a local walking track. There is a great little park and playground just up the road, that we were always at when the kids were littleDisclaimer: 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.