

52a Cutler Road, Clontarf, NSW 2093

Cunninghams

House For Sale

Sunday, 23 June 2024

52a Cutler Road, Clontarf, NSW 2093

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 371 m2

Type: House



James Haywood
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Auction

Auction: Saturday 20th July 2024
FIND. Enjoying a sublime elevated setting above Castle Rock Beach, this graceful semi-detached home will inspire you with its practical floorplan, private north-facing backyard with sparkling pool, and a breathtaking tree-filtered aspect towards Middle Harbour.
LOVE. Enjoy the luxury of having three separate living zones, with front and rear sitting areas that spill organically into alfresco space, as well as a separate rumpus room. Enhance to your own taste or enjoy as is, this practical, easy-living abode offers opportunity and potential for downsizers and families in an exclusive harbourside enclave where you can relish peace and tranquillity as well as close proximity to the city, Manly and Balgowlah.
- A bright open-plan living and dining area connects to an entertainer's deck with a lush leafy aspect towards Middle Harbour.
- Rear sitting area connects to a north-facing backyard with open entertainer's patio that overlooks a solar heated swimming pool and lush gardens
- Superbly appointed kitchen with gas cooking, a dishwasher, granite counters and ILVE oven.
- All bedrooms are generous in size and appointed with built-in wardrobes and access onto a balcony, including a light-filled master bedroom with en-suite.
- Immaculate family bathroom with spa bath.
- Downstairs bathroom combines with laundry facilities.
- Reverse-cycle air-con units in all bedrooms, main living and rumpus room, security alarm.
- Lock up garage with auto door and internal access.
LIVE. While this prestigious harbourside setting is tranquil and protected, everything you might need is close by. Balgowlah village offers a vibrant supply of supermarkets, shops, eateries and transport to the city. Stunning harbour reserves, beaches and National Park walks are within moments of the front door, including Castle Rock and Clontarf beaches, and the iconic Spit to Manly walk. It's a short stroll to Balgowlah Heights Public School, and the cosmopolitan conveniences at Manly are only a short drive away.
RATES & SIZE: Water rates: Approx \$171.41 p_q Council rates: Approx \$662.83 p_q Sizes: Land Approx 371 sqm Internal Approx. 205 sqm
ABOUT THE AREA
Local Transport:- The hop skip jump bus to Stockland Balgowlah and Manly Wharf- Buses to city CBD and surrounds
Shopping & Dining:- Balgowlah Heights village shops and cafes- Stockland Balgowlah shopping centre and Balgowlah village restaurants, cafes and shops
Schools:- Balgowlah Heights Primary School- St Cecilia's Primary School- Balgowlah Boys High School
WHAT THE OWNER LOVES:- We love the quiet and protection of Clontarf, yet we are positioned for really easy access to the city and Manly.- We love sitting on the front terrace and enjoying the views out towards Middle Harbour.- The backyard is great for entertaining or relaxing and reading a book
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