

**69 Gordon Street, Clontarf, NSW 2093**

**Cunninghams**

**House For Sale**

Tuesday, 25 June 2024

69 Gordon Street, Clontarf, NSW 2093

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Auction Guide \$4,250,000

FIND. Breathtaking views across Middle Harbour and stretching toward the city and North Sydney skyline, are on offer from this majestically elevated harbourside position set over a sprawling 1,043 sqm lot. Whether you envision redesigning and renovating the existing expansive 1960's home, or completely rebuilding a custom-designed masterpiece (STCA), the results will create a magnificent family residence in a prestigious Clontarf location with stunning water and district city views. LOVE. The pool and alfresco entertaining space are positioned on an elevated tier of the backyard with an incredible water vista over Middle Harbour and the Spit Bridge. The lower-level yard offers unlimited scope for enhanced outdoor entertaining with plenty of space for the family. The current multi-level property has an oversized sun lit living room surrounded by a wall of windows that look out toward the incredible view. Balgowlah Heights Village shopping and cafes only a short three-minute walk away, Seaforth Village shopping and cafes and Clontarf beach and reserve all only a quick three-minute drive away.- Oversized 1,043 sqm block with an expansive multi-level near original 1960's house of 258 sqm with spectacular harbour and city views - Swimming pool, outdoor BBQ entertaining with tiered grassed backyard and utility sheds at the rear- Large light filled living room with magnificent water and city views- Neat and functional kitchen with adjoining second living space- Huge master bedroom with ensuite and WIR - Original family bathroom with bath and shower and a separate WC - Ducted air conditioning and linen cupboards throughout - Three additional bedrooms, two with BIRs and one with great views of the water and city- Spacious lower-level multi-purpose room with large doors out into the backyard, great as a work from home space, teenagers retreat or an additional family room - Laundry and adjoining second bathroom with easy access into the backyard - Third bathroom which is adjacent to the garage and multi-purpose space- Double garage with lots of additional area for off street parking LIVE. This incredible Clontarf location offers a quiet peaceful street with easy access to Balgowlah Heights Shops, Seaforth Village, Clontarf and Castlerock beaches and the stunning North Harbour Reserve. Balgowlah Village, Stockland Shopping Centre and the buzz of Manly are all only a short drive away. Quick and easy access onto the Spit makes for a quick trip by car or bus into the Lower North Shore and the city. Beautiful headland walks through bushland along Middle Harbour and through Manly Dam are close by. The Manly ferry provides another iconic transport option and is only a short drive away. Bike tracks, numerous golf courses, beaches, sporting fields and great local schools are all in close proximity.RATES/SIZE:Water rates: Approx \$171.41 pqCouncil rates: Approx \$1059.26 pq Size: Approx 1043 sqmABOUT THE AREALocal Transport:- Express buses to the city CBD; Buses to Manly- Westfield Warringah Mall, Mosman and surroundsShopping:- Balgowlah Heights Village shops & cafes- Seaforth Village shops and restaurants- Balgowlah Stockland shopping centre and Westfield Warringah MallSchools:- Balgowlah Heights Public School- Balgowlah Boys Campus- Mackellar Girls Campus- The Forest High SchoolWHAT THE OWNER LOVES:-☑The view from much of the house and the backyard is just spectacular, no matter what time of day it is, it really is mesmerizing. -☑The location is really quiet and private yet we are still so close to local shops in Balgowlah Heights, Seaforth and Manly is only a short drive as well. -☑Traveling into the city by car or bus is really quick and convenient. Disclaimer: 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.