

2/26 Wattle Avenue, Fairlight, NSW 2094

Cunninghams

Unit For Sale

Tuesday, 2 July 2024

2/26 Wattle Avenue, Fairlight, NSW 2094

Bedrooms: 1

Bathrooms: 1

Type: Unit



Sam Raso
0407936862



Ben Jones
0424277887

For Sale

FIND. Spacious and filled with natural light and endearing charm, this captivating one-bedroom apartment is quietly positioned on a tree-lined street in Fairlight. Enjoy the best of both worlds as you can easily wander into Manly and indulge in the cosmopolitan lifestyle there, or dip into Balgowlah and Fairlight villages, which are both located within a short stroll.**LOVE.** With a well-designed floorplan and gorgeous, light-filled interiors, this apartment has been refreshed and is beautifully presented with crisp white walls, elegant pine floorboards, a generous bedroom, and an immaculate modern kitchen. The perfect investment or first home in an idyllic Northern Beaches location.- One of just six homes in 'Wattle Court' - a quiet, boutique block.- This apartment is cushioned within the block, away from the road, offering a private, tucked-away feel inside.- The ceilings are high and the interiors feel generous and light, with classic white plantation shutters, pine floorboards, and brand-new wool carpet in the bedroom.- Recently updated pine flooring in the kitchen and living. - The nearly-new modern kitchen will be a joy to create in, with sleek white Caesarstone benches, a breakfast bar, gas cooking and a dishwasher.- The generous bedroom is appointed with built-in wardrobes, a ceiling fan, and leads into a neat bathroom with a combined bathtub and shower.- Shared laundry space with allocated space for your machine and plentiful hanging space to the rear of the block.- Shared undercover parking on-site.**LIVE.** At the weekend, you can set off on foot to discover the neighbourhood, with stunning coastal walks to enjoy, harbourside pools and beaches, and stunning scenery. You'll love the convenience of having the township in Manly within walking distance, with an exciting range of shops and eateries at your disposal. Balgowlah and Fairlight also offer a range of local shops and amenities, including Stocklands Balgowlah. Also convenient is public transport, with nearby bus services and the ferry that provide direct passage to the city.**RATES/SIZE:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$403.90 pqStrata rates: Approx \$1178.65 pqSize: Total Approx 44.9 sqm**ABOUT THE AREA**Local Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular QuayShopping:- Fairlight shops and The Butchers cafe- Stockland Balgowlah shopping centre- Manly Corso and Wharf shops and restaurantsSchools:- Manly West Primary school- Balgowlah Boys Campus- Mackellar Girls Campus**WHAT THE OWNER LOVES:-** This is such a great, centrally located neighbourhood. You can walk literally everywhere you need to go.- We love the sense of light and character within the apartment, with high ceilings and original floorboards.- We love being able to walk into Manly for a meal or a drink, and the ease of having supermarkets and shops in Balgowlah.**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. All photographs, maps and images are representative only, for marketing purposes.