

93 Lauderdale Ave, Fairlight, NSW, 2094



House For Sale

Thursday, 31 October 2024

93 Lauderdale Ave, Fairlight, NSW, 2094

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



Casey Faets
0299773300



Cherie Humel
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Exclusive harbourfront lifestyle

Adjoining tranquil harbourfront reserve with dreamy scenes over the trees to North Harbour and Sydney Heads, this prestigious freestanding residence evokes a true sense of sanctuary. Architecturally redesigned for versatile functionality with a four bedroom family home and a separate self-contained two bedroom apartment, it features extensive open floor living areas, stylish contemporary finishes and seamless flow to a selection of private alfresco entertaining areas. Placed on 576sqm with near level easycare lawn areas and lush landscaped gardens, it directly adjoins grassy harbourfront reserve and the Manly to Spit Walkway with North Harbour Reserve and Fairlight Beach only a short stroll away.

- * Move straight in, refurbish or reconfigure and design a bespoke harbourfront designer haven (STCA)
- * A jacaranda shades a front path leading to easycare near-level lawn and a private courtyard
- * Impressive entrance foyer leads to two bedrooms with built-ins plus a home office that opens to the courtyard
- * Enormous top floor living and dining space with soaring ceilings, sunny clerestory windows and sublime harbour views
- * Glass sliders open to an entertainers' terrace with leaf-filtered views over the bay to the ocean through The Heads
- * Sleek open plan stainless steel benched kitchen with matching stainless steel gas stove and dishwasher
- * Two bedrooms upstairs include the main with a walk-in robe and harbourside balcony plus a modern bathroom
- * Separate two bedroom apartment with oversized living and dining plus a modern open plan kitchen with dishwasher
- * The apartment also includes a modern bathroom and ensuite, internal laundry and a leafy harbour-view deck
- * Private near-level pocket lawns, shady courtyard at the rear, sandstone retaining walls and lush tropical gardens
- * Wide 55m frontage to the harbourfront reserve, high privacy fences and secure gated access to the reserve
- * Comprehensive DA plans available for a complete renovation, including a third storey with views
- * Potential for redevelopment into a duplex or multi-storey apartment building (STCA), with architectural concept plans available
- * Step out the back gate and it is 350m to North Harbour Reserve and 400m to Effy's Café on the jetty at Manly Boatshed

- * Double carport and car spaces, 650m to Balgowlah Village, 820m to Fairlight Beach, 15 minute walk to Manly Wharf

Council: \$5,223pa approx

Water: \$691pa approx