

**2/104 Wyadra Avenue, Freshwater, NSW, 2096**



**Unit For Sale**

Saturday, 11 January 2025

2/104 Wyadra Avenue, Freshwater, NSW, 2096

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Cranston Schwarz  
0413142222

## Your Freshwater Haven Awaits

Nestled in a boutique block, this elevated ground-floor apartment seamlessly combines space, convenience, and lifestyle. Freshly painted with a practical layout, it's ready to move in and enjoy. Perfect for professionals, couples, or those wanting to embrace a vibrant coastal lifestyle, this property is also a smart addition to any portfolio. Positioned to enjoy all that Freshwater has to offer, this apartment is the ultimate coastal gem.

### Key features

- Elevated ground-floor apartment in a small boutique block
- Two spacious bedrooms with built-in robes
- Oversized eat-in kitchen with ample storage
- Combined living/dining opening to a sunlit east-facing balcony
- Neat and tidy bathroom, plus the convenience of an internal laundry
- Freshly painted throughout
- Undercover car space
- Quiet yet convenient location, moments from village shops, parks and public transport

### Within arm's reach

- Harbord & Freshwater village shops, cafes and restaurants
- Queenscliff & Freshwater beach, lagoon and ocean pool
- Public transport and bicycle paths
- Warringah Mall

### Nitty gritty details

Internal Size (incl. balcony): 79m<sup>2</sup>

External Size: 13.4m<sup>2</sup>

Total Size: 92.4m<sup>2</sup>

Strata Rates: \$1121.72 p/q approx.

Water Rates: \$172.79 p/q approx.

Council Rates: \$424.50 p/q approx.

Rental potential: \$800.00 - \$825.00 per week

Buy Well. Sell Well. Rent Well.

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