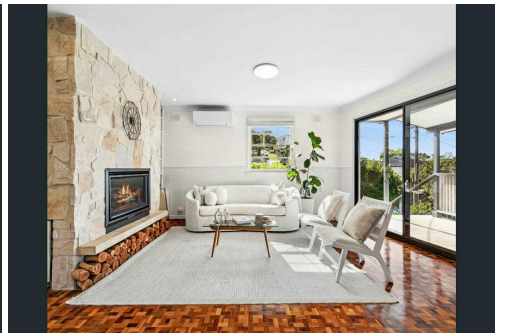
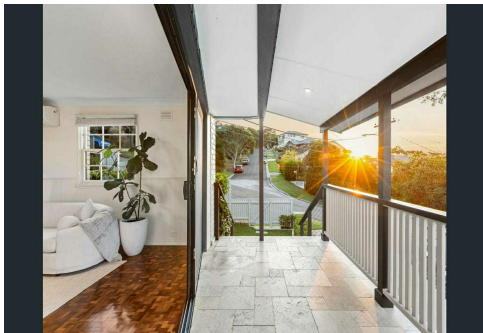
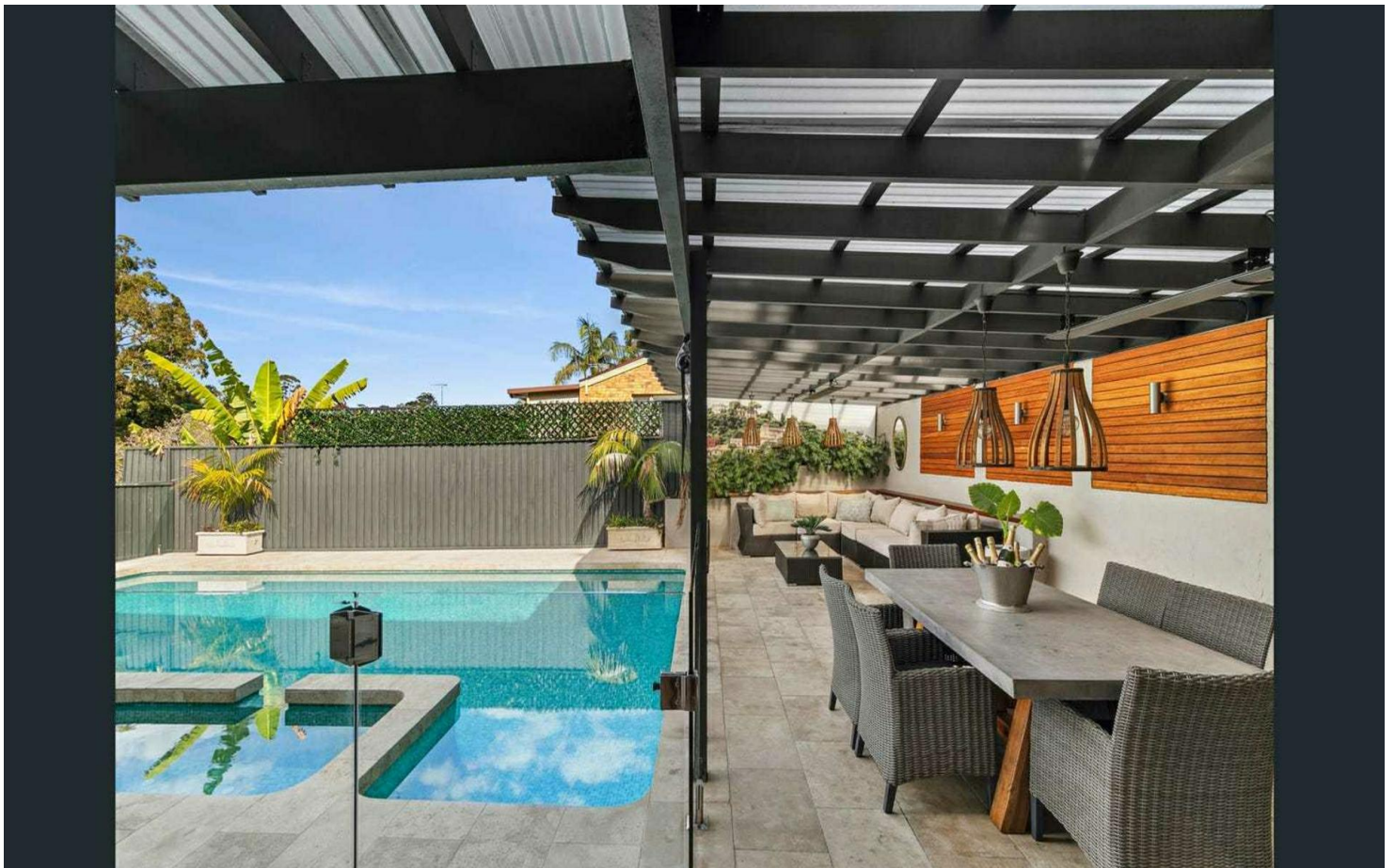




## Cromer, 35 Cromer Road

Luxury family living with self contained flat

A Flexible Family Haven with Ocean Views and Superb Outdoor Entertaining  
Bathed in sunshine and designed to embrace captivating views over the ocean's horizon, this flexible family home blends style with functionality and has been designed to adapt to a family's changing needs. A spacious split-level design reveals a whole floor living space, three mid floor bedrooms, a private office and a lower-level teen/in-law retreat or perfect work from home space. Designed for fun through all the seasons, the fully equipped outdoor entertaining space features a mosaic tiled pool and spa as a centrepiece which is perfect to relax, play or dine alfresco. It is located a short walk to Cromer Golf Course, local buses and walking tracks, plus a short drive to Cromer Public and High Schools, while being minutes to shops and playing fields.

- A sunny outlook, captures sea breezes and magical sunrises
- Highly adaptable split-level layout catering to modern families
- Free-flowing living area with cosy stone framed gas fireplace



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

5

4

2

**For Lease**  
\$1850pw

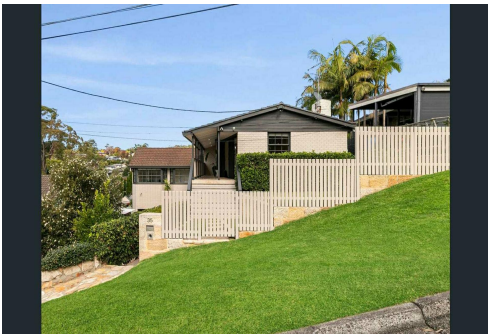
**View**  
By Appointment

**Contact**  
**Christian Ryals**  
0404 471 287  
christian.ryals@ljhooker.com.au

**Melissa Karlsson**  
0403 145 830  
pm3.deewhy@ljhooker.com.au

**LJ Hooker Dee Why**  
(02) 9971 2877

- Northeast aspect with views that sweep the ocean's horizon
- View-swept stone finished kitchen with casual breakfast bar
- Induction cooktop, Miele oven and dishwasher, plentiful storage
- Three spacious bedrooms with mirrored built-ins in sleeping wing
- Chic main bathroom with bath and heated towel rails
- Office, fourth bedroom or teen/in-law retreat with ensuite and living
- All-season outdoor entertaining with BeefEater barbeque
- Outdoor heat strip, drop down awnings, easy-care level lawn
- Sunny front lawn, appealing facade and vegetable garden
- Ample off-street parking, gas heating, air conditioning
- 400m walk to buses, 550m to Cromer Golf Club
- 750m to Truman Reserve, 1km to Truman Avenue local shops
- 1.5km to St Matthews Farm Reserve and Skate Park
- 1.6km to Cromer Public, 2.3km to Cromer High, 3km to Pittwater House
- 2km bike ride to James Wheeler Place Reserve and lake trails



## More About this Property

|               |                                                                                                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property ID   | 1N9GGAX                                                                                                                                                       |
| Property Type | House                                                                                                                                                         |
| Including     | Ensuite<br>Air Conditioning<br>Built-in-Robes<br>Area Views<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Ocean Views<br>Pool<br>Water Views |

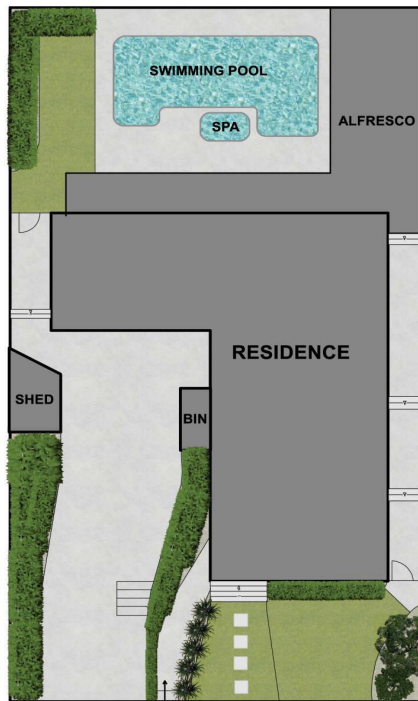
**Christian Ryals 0404 471 287**  
Principal | christian.ryals@ljhooker.com.au  
**Melissa Karlsson 0403 145 830**  
Property Manager | pm3.deewhy@ljhooker.com.au

**LJ Hooker Dee Why (02) 9971 2877**  
854 Pittwater Road, DEE WHY NSW 2099  
deewhy.ljhooker.com.au | deewhy@ljhooker.com.au

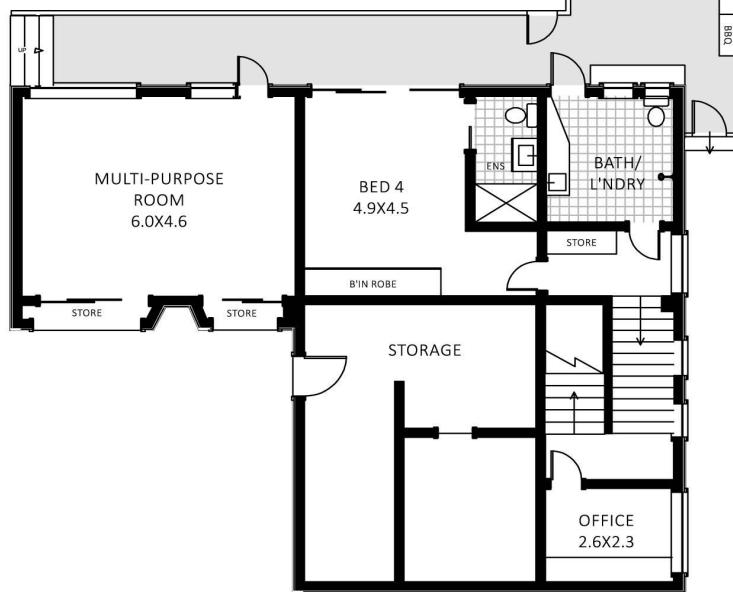


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

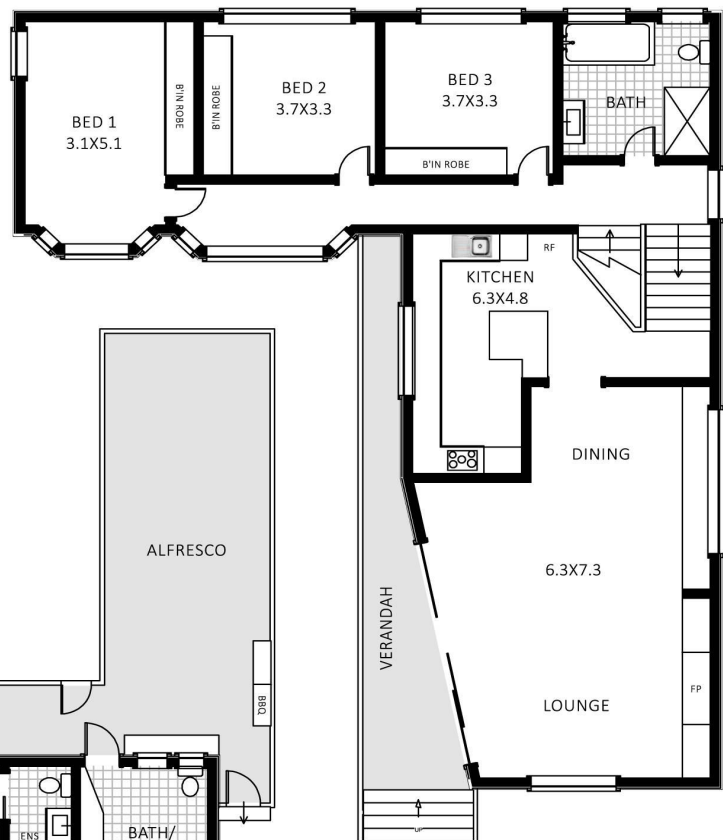
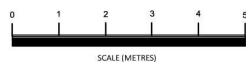
**LJ Hooker Dee Why**  
**(02) 9971 2877**



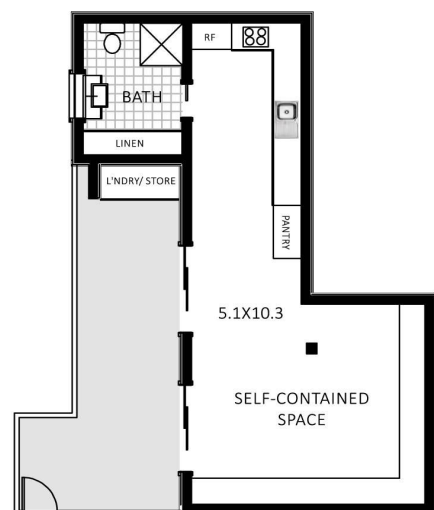
DOWN TO SELF-CONTAINED AREA  
GENERAL SITE PLAN  
(NOT TO SAME SCALE)



GROUND LEVEL



ENTRY LEVEL



SELF-CONTAINED AREA

## 35 Cromer Road, Cromer

Measurements are indicative and in metres. The site plan and floor plan are not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on and interested parties should make and rely on their own enquiries.



**LJ Hooker Dee Why**  
(02) 9971 2877

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.