



61 McCarrs Creek Road, Church Point

North-Facing Character Home with Tranquil McCarrs Creek Views

Set in a peaceful Church Point position, 61 McCarrs Creek Road enjoys a beautiful north-facing outlook across McCarrs Creek toward the natural surrounds of Ku-ring-gai Chase National Park.

Held by the same owners for 46 years and now offered to the market for the first time in almost half a century, the property occupies a generous 1,088sqm parcel and offers a home filled with genuine warmth, character and personality.

Solidly constructed in brick, the residence features rich timber finishes, soaring ceilings and a wood-burning fireplace at the heart of the main living area. Large windows and expansive decking make the most of the leafy outlook and water views, creating a strong connection between the home and its surrounding natural environment.

The main residence comprises three bedrooms, while a separate self-contained one-bedroom studio provides excellent flexibility for guests, extended family, teenagers or those working from home. A further

4 2 5

FOR SALE

For Sale \$2.55m

VIEW

Sat 24th Oct @ 2:15PM - 2:45PM

AGENTS

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All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



separate room beneath the house offers additional storage, workshop space or scope for future use.

Its appeal lies in its character, solidity and sense of place - a much-loved property with wonderful bones and exciting potential for its next owner to renovate, enhance or simply enjoy as it is.

Adding to the lifestyle appeal, the Waterfront Café and Church Point General Store are approximately a 10-minute stroll away, while a bus stop directly out the front provides convenient access back toward Mona Vale with B-line access into the city.

The property is also within close proximity to some of Sydney's best bushwalking tracks, with the surrounding national park and Pittwater waterways forming part of everyday life.

Features include:

- Generous 1,088sqm north-facing parcel
- Views across McCarrs Creek toward Ku-ring-gai Chase National Park
- Solid brick construction with abundant original character
- Three-bedroom main residence
- Separate self-contained one-bedroom studio
- Wood-burning fireplace
- Rich timber floors, ceilings and architectural detailing
- Expansive entertaining deck enjoying the outlook
- " Additional separate room beneath the home
- " Waterfront Café and Church Point General Store approximately 10 minutes' walk away
- Bus stop directly out front with services toward Mona Vale
- Close to outstanding bushwalking tracks and national park trails
- Excellent scope to renovate, modernise or further enhance over time
- First time offered to the market in 46 years

MORE DETAILS

Property ID	X7NF58
Property Type	House
Land Area	1088 m2

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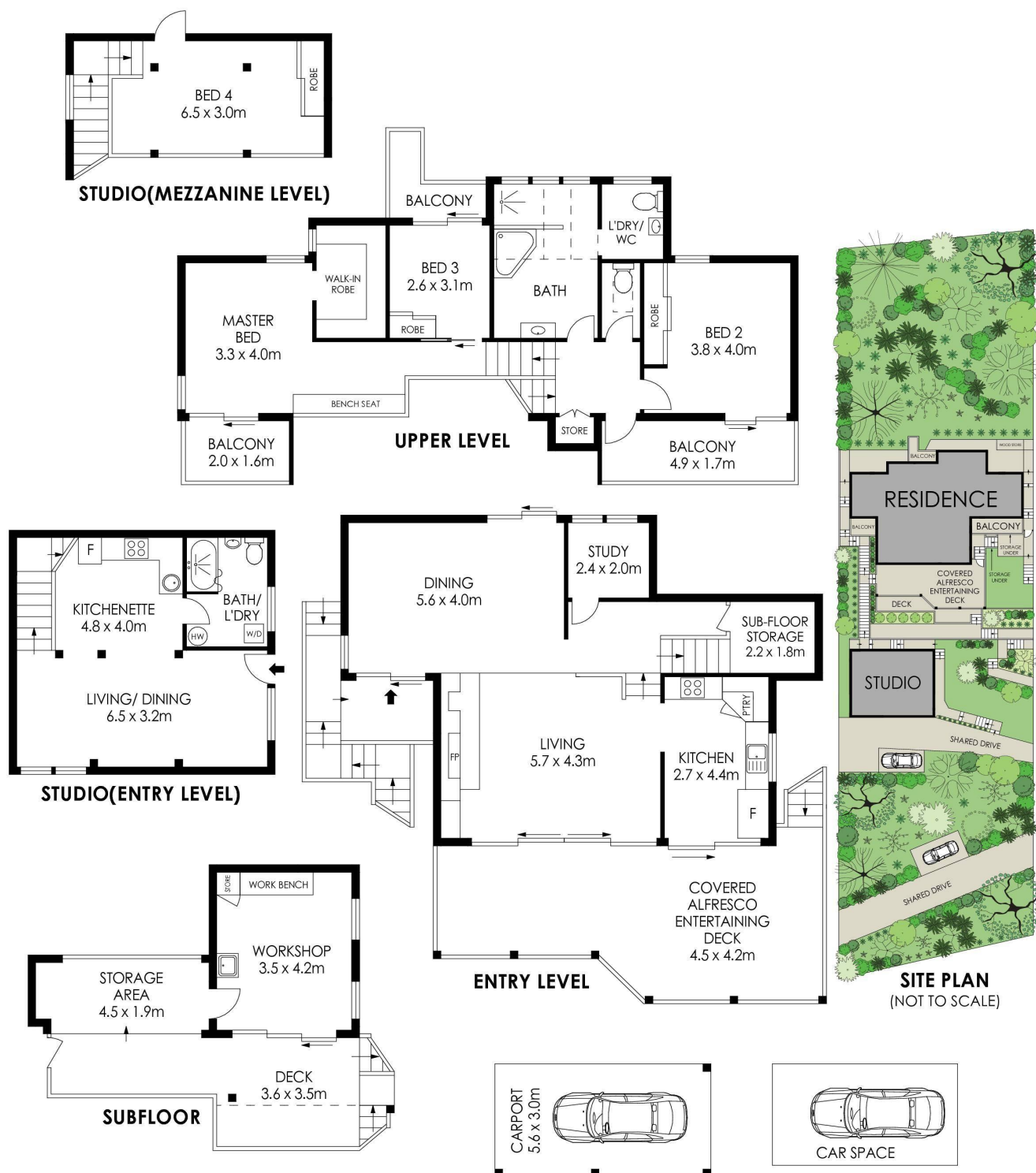
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APPROX. INTERNAL AREA = 234 m²
 APPROX. EXTERNAL AREA = 82 m²
 TOTAL = 316 m²
 LAND SIZE = 1088 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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