



3/4A Boyle Street  
Fairlight



3/4a Boyle Street, Fairlight

## WATER VIEWS AND HARBOURSIDE LIVING

Positioned on the cusp of Fairlight, some 200 metres approx from the Harbour's edge, this ground-floor apartment offers a rare combination of water views, space and privacy.

The lounge room draws the eye straight to the harbour. The floorplan is light-filled and adaptable, with the original third bedroom opened into a separate dining room, easily reinstated if a third bedroom is required. Freshly painted and carpeted throughout.

- Set back from the street within a quiet, private block
- Generous, all-weather wrap-around balcony with harbour views
- Living and dining bathed in natural light through windows on three sides
- Kitchen with stone benchtop, Miele stainless steel appliances, dishwasher and electric cooking
- Main bathroom with bathtub, separate shower and toilet
- Large internal laundry with second toilet, shower and storage
- Single lock-up garage
- Carpeted flooring and Freshly painted throughout

Around the corner to Balgowlah Village shopping centre, cafes and

2 2 1

**FOR SALE**  
\$1,950,000 to \$2,050,000

**VIEW**  
Sat 15th Aug @ 12:00PM - 12:30PM

**AGENTS**  
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**AGENCY**  
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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

restaurants. Fairlight Beach is an easy walk for a morning swim, with the harbour foreshore leading through to Manly. Fairlight and Baulgollah's schools and local amenities are all close at hand.

Rental Estimate- \$1400.00 pw

Council Rates - \$461.00 pq approx

Water Rates - \$216.00 pw + usage approx

Total 152.7sqm (Internal + Balcony 136sqm, Garage 16.7sqm)

Disclaimer: All information contained herewith, including but not limited to the general property description, price and address, is provided to LJ Hooker Narrabeen by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon, and you should make your own enquiries and seek advice in respect of this property or any property on this website.

## MORE DETAILS

|               |                  |
|---------------|------------------|
| Property ID   | 231EGRG          |
| Property Type | Apartment        |
| Including     | Air Conditioning |
|               | Toilets (2)      |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |

### Grant Matterson 0438 261 600

Diploma of Real Estate, Licensed Real Estate Agent & Accredited Auctioneer | [gmatterson@ljhnarrabeen.com.au](mailto:gmatterson@ljhnarrabeen.com.au)

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### LJ Hooker Narrabeen (02) 9913 3300

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