

Property Summary

Total size incl internal
Age of building
Any major works
Construction type
Property’s aspect
Water rates
Council rates
Rental estimate
Reason for moving
Air conditioning
Gas or electricity
Hot water service located
Foxtel, ADSL, NBN?
Security alarm system
Pet friendly
Storage
Parking situation

39 Maybrook Avenue, Cromer

Total sqm Internal sqm
50 years plus
Garage upgraded to internal room
Brick and cladding (fibre cement sheeting)
North facing
\$210pq (approx)
\$472pw (approx)
Downsizing
Two portable units (one upstairs and one downstairs)
Both gas & electric
Downstairs bathroom (built in)
Foxtel, nbn Hybrid Fibre Coaxial (HFC)
No
Yes
4x sheds
1x Undercover carport

Property Summary

Location	<div>50m to local shops, eateries and butcher</div> <div>1km to Cromer Public School</div> <div>1.2km to Cromer Gold Club</div> <div>2.5km to Northern Beaches Secondary College Cromer Campus</div> <div>3.5km to Narrabeen Lake Trial</div> <div>4km to Dee Why Beach</div> <div>5km to Warringah Mall</div>
Features	<div>- Currently configured as two near-self-contained whole-floor residences</div> <div>- Easy conversion via a closed-off doorway to create one large family home</div> <div>- Generous living and dining space flows to private gardens at the front and rear</div> <div>- Timber-benched island kitchen with a stool bar, gas cooktop and dishwasher</div> <div>- An extensive light-filled family room opens to an elevated sunlit north balcony</div> <div>- Large open plan kitchenette with a dishwasher plus a casual dining area</div> <div>- The casual dining space opens to an elevated balcony with bushland views</div> <div>- Three bedrooms upstairs (two with built-ins) include a main with an ensuite</div> <div>- Two bedrooms with built-ins downstairs, modern bathrooms on both levels</div> <div>- Timber parquet flooring, gas heating outlets and new carpet upstairs</div> <div>- Sandstone entertainers' terrace and sundeck at the rear overlook the pool</div> <div>- Fully enclosed landscaped tropical and floral gardens, pocket lawn at front</div> <div>- Metres to a village with a general store, bakery, grocer, cafe and pizza shop</div> <div>- Short stroll to buses connecting with Dee Why Town Centre and the B-Line</div> <div>- Moments to major shopping centres and a selection of schools and beaches</div> <div>- Secure tandem parking, EV charger, solar roof panels, three storage sheds</div>

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