

# 1/11 Manning Road, Double Bay, NSW 2028

Laing + Simmons

## Apartment For Sale

Friday, 26 January 2024

1/11 Manning Road, Double Bay, NSW 2028

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**



Sally Hampshire  
0414407415

## Auction

Enjoy space, sunshine and classic elegance at this enchanting 106sqm apartment on the prized NE corner of a boutique Art Deco building at the edge of Double Bay village. Wonderfully private with high patterned ceilings and light streaming in through wide windows, the apartment is an entertainer's dream with its grandly proportioned living room flowing to a dining room seating 8 people. Gracious character and generous proportions reminiscent of elegant London apartments define the well-maintained interiors with a modern bathroom, Smeg eat-in kitchen, spacious main bedroom, 2nd double bedroom and sunroom with leafy outlook. Elevated above the street on the entry level of the pet-friendly building, the apartment is perfectly located just footsteps to Kiaora Lane cafés, Woolworths, shopping, dining and buses in the heart of Double Bay. + Art Deco building of 8 apartments+ NE corner on elevated entry level+ Large living room flows to sunroom+ Dining room space to seat 8 people + High ornate ceilings, timber floors+ Eat-in kitchen with s/steel gas stove+ Smeg dishwasher and microwave+ 2 double bedrooms, both with b/ins + Bathroom with glass-frame shower+ Separate toilet adjacent to bathroom+ Laundry facilities in the bathroom+ Walk to cafes, shopping and buses