

**1/23 Eurobin Avenue, Manly, NSW 2095**

STONE

**Apartment For Sale**

Friday, 2 February 2024

1/23 Eurobin Avenue, Manly, NSW 2095

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 345 m2**

**Type: Apartment**



Eddy Piddington  
0481007320



Lachlan Phillips  
0478790993

## **Auction - 24th February 12.00pm**

Level north facing rear lawn on title that directly adjoins Manly Lagoon Reserve, this fully renovated property offers an enchanting lifestyle retreat in an exclusive and tranquil coastal setting. An idyllic low maintenance beach house for executives, downsizers or families. Stroll to everything from lagoon-side parkland, Queenscliff and Manly beaches, Harris Farm Markets and express city buses to trendy eateries and Manly "Boy" Charlton Swim Centre.- Enclosed north facing garden on title with direct access to Manly Reserve- Spacious living room with Samsung frame TV, high ceilings and oak flooring- Open plan dining room and kitchen flows via glass bi-fold doors to rear terrace- Covered rear entertainers' terrace with built-in barbecue and wine fridge- Sleek open plan CaesarStone kitchen with dishwasher and integrated fridge- Spacious bedrooms, two with built in wardrobes, one with decorative fireplace- Designer bathroom with underfloor heating, gas outlet and plantation shutters- Footsteps to Manly Reserve, Harris Farm, express city buses and tennis courts- Minutes stroll to eateries/delis, stroll barefoot by the lagoon to the beach- Oversized lock-up garage with storage and direct access to the garden- Agent Interest Strata rates: \$900pq approx. Council rates: \$403pq approx. Water rates: \$173pq approx.