

1/56-58 Gordon Street, Manly Vale, NSW 2093

Cunninghams

Sold Apartment

Friday, 29 September 2023

1/56-58 Gordon Street, Manly Vale, NSW 2093

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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\$1,652,000

FIND. This exceptionally spacious garden apartment is a tranquil, light-filled haven in an ultra-convenient lifestyle setting in the heart of Manly Vale. Flawlessly presented and ready to move into now, this house-like abode showcases 124sqm of exclusive-use outdoor space, and a generous, easy-living floorplan that caters to young families as well as empty nesters.**LOVE.** With so much space internally and externally, this apartment offers generous space to entertain, play and relax. 'Cocobelle' is an immaculate modern security block, which is tightly held, due to the quality of the finishes, and dual-street access via Campbell Parade. A fresh, beachy aesthetic is achieved with stylish floorboards, a crisp white palette and V-groove timber paneling. Ultra-spacious, air-conditioned living area with a free-flowing layout that allows you to move between the different zones with ease. A large deck connects to the living area, offering an effortless space to entertain or eat a meal outside. 124sqm of exclusive-use, child-friendly gardens that wrap around the apartment, offering privacy and all-day sunshine, with a large garden shed, plus cubby house/office space. Impeccable modern kitchen with gas cooking and high-quality appliances. Both bedrooms are comfortably appointed with ceiling fans and built-in wardrobes, master bedroom with en-suite shower bathroom. Modern main bathroom with bathtub & overhead shower. Over-sized car space with a large lockable storage cage with access via Campbell Parade, shared bike storage room.**LIVE.** This central location offers convenient living, with excellent proximity to beaches, the city, Manly and shops. Less than 100 metres away is Passmore Reserve, which is great for walking the dog or stretching the legs, or it's less than a kilometre to Manly Dam, where there are some fantastic walking and mountain bike trails. Several supermarkets and cafes are within an easy walk, and another convenience of this area is the easy access it provides to the city on the B-line bus service.**RATES/SIZES:** Water Rates: Approx \$173 pq Council Rates: Approx \$324 pq Strata Rates: Approx \$1,181 pq Sizes: Total Approx 110 sqm Internal Approx 91 sqm **ABOUT THE AREA** Local Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall- Manly and surrounds Shopping:- Manly Vale shops, supermarkets and cafes- Westfield Warringah Mall- Manly beachfront shops and restaurants Schools:- Manly Vale Public School- St Kieran's Catholic Primary School- Mackellar Girls Secondary Campus- Balgowlah Boys Campus **WHAT THE OWNER LOVES:-** You can't beat the convenience of this location if you work in the city. We love getting on the bikes and riding into Manly, and having a choice of parks and bush walking trails so close by. We love the wraparound garden, which is so great for young children and also for entertaining. It feels like we're in a house. **Disclaimer:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.