

1/7-9 Quirk Road, Manly Vale, NSW 2093

Cunninghams

Unit For Sale

Wednesday, 17 January 2024

1/7-9 Quirk Road, Manly Vale, NSW 2093

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 128 m2

Type: Unit



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Auction Guide \$1,375,000

FIND. A fully renovated apartment on the ground floor of an immaculate security building, this elegant abode offers a stunning blend of space, light and coastal contemporary finesse. With a generous two-bedroom floorplan and a large wraparound courtyard, this home holds instant appeal for young families, professionals and downsizers.**LOVE.** Easy on the eye in every way, this beautiful abode has a chic, coastal aesthetic, with high-quality finishes, and an outstanding layout that delivers spacious living and a private outdoor entertaining space. Positioned in the heart of Manly Vale and just a short bike ride to Manly Beach, shops and eateries, this is a low-maintenance, easy-living abode with a huge amount of lifestyle convenience. - Easy access into the apartment, which sits on the ground floor of an immaculate security block with intercom access. - The bright and spacious open-plan living and zone feels fresh and light, with a study nook, and seamless flow via two doors to the courtyard. - The east-facing courtyard receives beautiful morning sunshine, and is protected by a stunning hardwood privacy screen, a great space for entertaining or relaxing. - Master bedroom with en-suite shower and built-in wardrobes, generous second bedroom with built-in wardrobes. - Both bathrooms are stylishly appointed with up-market finishes, timber vanities, Italian porcelain tiles and heated towel rails. - Large lock-up garage with shelving and storage.**LIVE.** This prime Manly Vale street places you front and centre to a wide range of amenities, as well as offering amazing proximity to the city and Manly. Supermarkets, cafes and city bus services are all accessible within a short walk. There are plenty of public reserves and bush trails in the area, including Manly Dam and Passmore Reserve. Being so close to Manly means you can nip in and out at your pleasure, with level bike paths that you can follow all the way there, and Queenscliff Beach and the Andrew Boy Charlton swimming baths are an easy walk away.**RATES/SIZE:** Water rates: Approx \$173 pq Council rates: Approx \$403 pq Strata levies: Approx \$1,048 pq Size: Approx 128 sqm on Title **ABOUT THE AREA** Local Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall, Manly and surrounds Shopping & Dining:- 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:-** We love the proximity to the B-line bus service, which makes it so easy to get to the city, and the bike paths that lead all the way to Manly. - It's just a five-minute walk to a great selection of supermarkets, shops and cafes. - We love the open-plan design of the apartment and the generous outdoor space that is great for having friends over. **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.