

# 10/22 Manion Avenue, Rose Bay, NSW 2029



## Apartment For Sale

Tuesday, 2 April 2024

10/22 Manion Avenue, Rose Bay, NSW 2029

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



ZAC RABIN  
0291674999

## **Forthcoming Auction**

Perfectly peaceful and beautifully sunlit, this generously proportioned 2-bedroom apartment offers lovely living in a prized Rose Bay pocket, complete with private undercover parking. Set on the top floor of an excellent block, it boasts a delightful sun-blessed outlook across the adjacent golf course and over to Bellevue Hill, creating a park-like ambience surrounded by greenery and just minutes to the harbour foreshore at Rose Bay. The living space is a radiant zone with dining component all framed by an expansive wall of windows and opening to an apartment-wide balcony with those lovely local views, an ideal spot for a morning coffee or casual evening dining. The master bedroom is an oversized space with extensive b/in robes, whilst the 2nd bedroom is a versatile retreat. The gas kitchen and bathroom with bath are tidy spaces, whilst a hallway with character arch grants as sense period style. Carpeted throughout and featuring ducted A/C, this home covers all the bases for excellent modern living. In excellent condition as-is, this fantastic apartment also offers great scope for a personal contemporary revamp to taste. An easy stroll to the harbour foreshore at Lyne Park and the adjacent ferry wharf, it is also just minutes to the Rose Bay shopping village and the Plumer Rd shops. An outstanding opportunity in a highly sought-after residential setting, this is a fine chance for both potential owner-occupiers and investors alike, ready to move straight in and presenting strong rental demand in this refined neighbourhood - Serene 2-bedroom gem in lovely sun-bathed setting - Top floor with leafy golf course outlook, priv. parking - 69.5sqm (approx.) layout, super-quiet atmosphere - Living/dining area opens to apartment-wide balcony - Generous main bed w/ large b/ins - Gas kitchen with dishwasher, bathroom with bath - Ducted A/C, carpeted throughout, shared laundry - Lovely common gardens, easy direct park access - A stroll to harbour, ferry, minutes to cafes, shopping