

**10B Mildred Avenue, Manly Vale, NSW 2093**

STONE

**Sold House**

Wednesday, 6 September 2023

10B Mildred Avenue, Manly Vale, NSW 2093

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 581 m2**

**Type: House**



Eddy Piddington  
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Lachlan Phillips  
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## Contact agent

Access the residence via Gibbs Street from the cul-de-sac opposite the school Fun for all the family in this fabulous contemporary residence with its spectacular covered entertainers' deck, near level lawn, in-ground pool and its private leafy setting just footsteps from Manly Vale Public School and the Manly Dam walking and mountain biking trails. Designed for seamless indoor/outdoor entertaining and styled for luxurious liveability, it sits on 581.8sqm of private landscaped gardens with dual street access within a short easy stroll of B-Line city buses, cafes and supermarkets. Fully-fenced front lawn with a sunny verandah screened by landscaped gardens- Entrance foyer with powder room, generous living space plus separate dining room- Casual dining area by the kitchen with a stone bar opens via bi-folds to rear deck- Enormous covered entertainers' deck merges with private level lawn and the pool- Sleek open plan CaesarStone kitchen with induction cooktop and dishwasher - Bi-fold windows open from the kitchen to a stone stool-bar on the poolside deck- Four large bedrooms upstairs with built-ins and ceiling fans, main with ensuite- Dedicated study area and easy flow to an elevated balcony with leafy outlooks- Six minute stroll to B-Line buses and nine minute wander to Coles and Woolies- Lock-up garage and tandem carport, engineered timber floors, plantation shutters Council rates: \$460pq approx. Water rates: \$173pq approx.