

# 11/2 Malvern Avenue, Manly, NSW 2095

STONE

## Apartment For Sale

Sunday, 2 June 2024

11/2 Malvern Avenue, Manly, NSW 2095

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Candice Cattell  
0417311777



Sam Bursill  
0499268455

## Auction

With northerly sunshine streaming onto the balcony and fresh contemporary styling evoking an ambience of coastal chic, this sumptuous top floor apartment promises a lifestyle of pure beachside bliss. Meticulously renovated from top-to-bottom, flooded with natural light and basking in the winter sun and soothing summer sea breezes, it provides a haven of rare peace and privacy within footsteps of shops, eateries and world-famous Manly Beach. - Generous light-flooded living and dining space with engineered timber flooring- Glass sliders open to an extra-wide, sunlit north balcony with leafy district vistas - Deluxe open plan stone kitchen with induction cooktop and integrated dishwasher- Spacious bedroom with sleek built-ins and far-reaching leafy views to the south - Beautifully styled as-new bathroom, internal laundry plus storage cabinetry - Air conditioning, high ceilings with recessed LED lighting, plantation shutters- Boutique security building of 12, hushed towards the rear, covers 65sqm on title- Hidden away in a quiet tree-lined street just one block back from the beach - 150m to vibrant seaside eateries and the hallowed sand and surf at Manly Beach- Footsteps to the general store, short stroll to delis and dining on Pittwater Rd- Eight minute wander to Manly's vibrant village hub, 10 minute walk to Manly Wharf- Secure building with intercom access, handy rear lane access to the lock-up garage Council rates: \$1,616pa approx. Water rates: \$686pa approx. Strata levies: \$1,920pq approx.