

**12/40 Burchmore Road, Manly Vale, NSW 2093**

**Cunninghams**

**Sold Apartment**

Friday, 6 October 2023

12/40 Burchmore Road, Manly Vale, NSW 2093

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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**\$990,000**

FIND. An idyllic location on one of Manly Vale's most coveted streets sets the scene for this impeccable two-bedroom apartment. Situated in a meticulously maintained block, and positioned so that you can dip into the magic and fun of Manly with ease, this is an ideal first home or investment in a sought-after lifestyle location. LOVE. Soft sunlight finds its way into the interiors in the morning, and continues throughout the day, with an open layout that feels light and airy, and leafy outlooks that offer privacy. This apartment has been beautifully updated and requires nothing else for you to make yourself at home. Quiet security block with immaculate presentation, this apartment takes a position in the furthest block from the road. Beautifully presented throughout with a light and airy feel to the interiors. Spacious living is extended by a private balcony with a lovely leafy outlook. Superb kitchen with induction cooktop, stylish subway tiles, timber counters and a dishwasher and adjoining laundry room. Two generous bedrooms are appointed with high-quality built-in wardrobes with stylish v-groove paneling. A stunning modern bathroom sets to impress with an above-counter vanity and a rainfall shower. Shared rooftop terrace with a beautiful outlook towards the ocean. Single lock-up garage, video intercom. LIVE. This street is one of Manly Vale's best, quiet and tucked away, yet centrally placed so you can dip into the cosmopolitan delights of Manly by just jumping on a bike and riding along level paths. Passmore and Nolan reserves with walking tracks, playing fields and children's playgrounds are a couple of streets away, or Manly Dam offers lush bushwalking and mountain bike trails; Manly Vale has a choice of supermarkets and cafes that are within walking distance, and the B-Line bus service is a quick walk away, offering quick passage to the city. RATES/SIZES: Water Rates: Approx \$158 p/q Council Rates: Approx \$382 p/q Strata Rates: Approx \$1,240 p/q Sizes: Total Approx 86.9 sqm Internal Approx 70 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 OWNER LOVES - We love the views all the way to the ocean from the rooftop terrace. - We get great morning light, and there's a really lovely outlook onto trees. - We love the proximity to the beach and Manly, and the ease of having bike and walking paths that offer easy access everywhere. 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.