

# 13/85 West Esplanade, Manly, NSW 2095

STONE

## Apartment For Sale

Friday, 12 April 2024

13/85 West Esplanade, Manly, NSW 2095

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Candice Cattell  
0417311777



Sam Bursill  
0499268455

## **Auction Guide \$1,200,000**

Step straight across the road to the beach and netted harbour pool at Manly Cove or wander three short minutes to the ferry terminal for the city commute or sizzling hotpot of cafes and restaurants from this fabulous harbourfront security apartment. Placed on the top floor with a generous layout, two wide balconies and optional scope to revitalise, it provides the perfect executive pad, weekender or investment just a short level stroll from iconic Manly Beach. - Spacious living area with room for a dining table opens to a balcony- Wide covered balcony sneaks a cheeky leaf-filtered cameo of harbour - Tidy open plan kitchen with an electric stove offers optional scope to update - Oversized bedroom with built-ins and space for a study opens to second balcony- Modern bathroom with internal laundry facility, keypad access and video intercom- Peaceful set towards the rear of an immaculate full brick security building - 350m to the wharf, Coles, eateries and The Corso, 700m to Manly Beach - Lock-up garage with handy rear street access, covers 66.7sqm on title Council rates: \$1,616pa approx. Water rates: \$686pa approx. Strata levies: \$624pq approx.