

13 Alexander Street, Manly, NSW 2095



Sold House

Tuesday, 15 August 2023

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Bedrooms: 3

Bathrooms: 2

Area: 221 m2

Type: House



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\$3,900,000

Ingeniously redesigned by acclaimed architects Studio Snell, this Federation semi embodies the very essence of relaxed coastal luxury in one of Manly's most exclusive and desirable beachside addresses. Embraced by giant glass bi-fold walls at the rear that seamlessly integrate the living and dining area with a customised alfresco entertainers' deck, its cutting-edge layout includes a media lounge and individual stairwells leading to two private ensuite bedrooms. Cocooned in peace and privacy on near level easycare landscaped gardens, it is nestled on the 'Manly Flat' with parks, buses, Manly Aquatic Centre, Harris Farm, delis, eateries and Manly or Queenscliff Beach all within a few minutes level stroll of the front door.

* Carefree beach house for executives, families or downsizers* Elegant façade with a timber-posted north facing verandah

* Landscaped front garden set behind a white picket fence* Clever design provides privacy and separation for families*

Entrance hall makes way to a media lounge and powder room* Sweeping open floor living/dining space adjoins the kitchen* Glass bi-folds seamlessly unite the indoor and outdoor zones* Rear deck with s/steel servery bar, barbecue and wine fridge* Deluxe open plan Casuarina kitchen with induction cooktop * Fully-integrated fridge, dishwasher, wall oven and microwave* Two bedrooms are accessed via their own private stairwells* They feature built-ins and desks, third bedroom has built-ins * Beautifully styled contemporary bathrooms, internal laundry * Easycare gardens feature hedges, magnolias and a frangipani* An electronic shade awning covers the rear entertainers' deck* High ceilings, timber floors, ducted a/c and surround sound* 200m to cosmopolitan deli's and eateries on Pittwater Road* 400m to Manly Aquatic Centre, Harris Farm and city buses* Five minute barefoot stroll to Queenscliff or Manly Beach* Short walk to Manly's village hub and city ferry terminalCouncil: \$2,998pa approx. Water: \$693pa approx.