

16/13 Fairway Close, Manly Vale, NSW 2093

Cunninghams

Sold Unit

Wednesday, 27 September 2023

16/13 Fairway Close, Manly Vale, NSW 2093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Andrew Lutze
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Ben Jones
0424277887

\$831,000

Auction Saturday 21 October 2023
FIND. Delivering light-filled and spacious interiors, this two-bedroom apartment is nestled away towards the rear of an immaculate block in a leafy cul-de-sac in Manly Vale. A quiet, low-maintenance home in an ideal location for those who want to access Manly's beautiful beaches, cafes and restaurants with ease, or enjoy quick travel to the city.
LOVE. Bright and breezy and with beautiful presentation, this apartment doesn't need anything else before you move in. Having a choice of balconies helps to open this apartment up, and also creates a beautiful cross-flow of air. This leafy cul-de-sac has direct access onto a park and children's playground, and is surrounded by nature walks and public reserve.
- Combined lounge and dining area is appointed with stylish floorboards- The modern kitchen is superbly appointed with stone counters, a big island bench, gas cooking and generous pantry space, with space for either a dishwasher or washing machine- The covered balcony offers private outlooks onto greenery for a soothing spot to enjoy a morning cuppa - Queen-sized bedrooms are comfortable and spacious, with ceiling fans and soft carpet in both, master bedroom with large built-in wardrobes and a private balcony- Immaculate bathroom features a crisp white palette and a combined bathtub with shower- Allocated car space and a shared laundry
LIVE. One of the best things about this location is that you can walk almost everywhere, including supermarkets, cafes, beaches and even into Manly. Manly Vale has a growing hub of shops and cafes, so you can choose from a number of popular cafes for your morning coffee. Harris Farm is a short stroll down the road if you need to grab some groceries, and just a little further on is Queenscliff and Manly beaches. There are schools and lots of parks within the area, including Passmore Reserve, and it's just a short bike ride along level bike paths to Manly.
RATES: Water rates: Approx \$173.30 pq Council rates: Approx \$404 pq Strata Rates: Approx \$1,104.20 pq
SIZES: Internal + Balcony: Approx 63 sqm Car space: Approx 13.75 sqm Total: Approx 76.75 sqm
ABOUT THE AREA Local Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall, Manly and surrounds Shopping & Dining:- 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 THE OWNER LOVES:- It's a short, level walk to Queenscliff Beach, or you can jump on the bike and be there within moments.- We love how quiet and private this apartment feels, and the leafy outlooks from the balcony.- This location feels so central to everything, with easy travel to the city, or walking distance to Manly.
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