

**19/23 Iluka Avenue, Manly, NSW 2095**

**Raine&Horne.**

**Apartment For Sale**

Thursday, 15 February 2024

19/23 Iluka Avenue, Manly, NSW 2095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Apartment**



Toby Hutton



Mark Madsen  
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## AUCTION - Guide \$1,450,000

Immerse yourself in the enchanting world of a "walk-everywhere" lifestyle with this exceptional real estate opportunity. Located in the sought-after surfside enclave of Manly, this spacious and renovated two-bedroom apartment in the exclusive 'Manly Greens' complex offers a perfect blend of convenience and coastal living. As you step into this sunlit abode, you'll immediately appreciate the abundance of natural light that fills the generous living area. Open the stacking glass sliders and be greeted by the inviting easterly balcony, perfect for enjoying a BBQ or simply basking in the sunshine. The modern kitchen, complete with stone benchtops, dishwasher, and an adjoining internal laundry, ensures effortless functionality and style. Retreat to the privacy of the rear bedrooms after a day of beachside adventures. The queen-sized master bedroom and double-sized second bedroom both feature built-in wardrobes and shutters for added comfort. The neat bathroom offers a bathtub and separate shower, catering to your relaxation needs. Additional features of this meticulously maintained apartment include a large lock-up garage with mezzanine storage, double-glazed commercial grade windows, and beautifully landscaped gardens. Take a refreshing dip in the resort-style swimming pool or indulge your green thumb in the community veggie garden. Positioned at the northern tip of Manly, this coveted address ensures a magical lifestyle where everything is within reach. Queenscliff Beach is a mere 500 meters away, while Harris Farm is conveniently located across the road. Explore the vibrant Manly precinct with its shops, restaurants, cafes, and breathtaking beaches. For even more variety, take a short stroll over the headland to Freshwater, where you'll find another world-class beach and a charming village atmosphere. Commuting to the city is a breeze with public transport conveniently located nearby. Plus, this premium address falls within the highly regarded Manly Village Public School catchment zone. Don't miss your chance to embrace the ultimate in coastal living and convenience! Strata Levies: \$928.25 p/q approx. Council Rates: \$403.98 p/q approx. Water Rates: \$171.41 p/q approx. Apartment Size: 79 sqm Garage Size: 15.8 sqm