

22 Augusta Road, Manly, NSW 2095



Block Of Units For Sale

Friday, 10 May 2024

22 Augusta Road, Manly, NSW 2095

Bedrooms: 12

Bathrooms: 6

Parkings: 6

Type: Block Of Units



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MARKET PREVIEW

Maximise your property portfolio with this entire apartment building in an iconic beachside location. With sun and surf at your doorstep, this is a rare opportunity to secure a piece of prime real estate in one of Australia's leading surfside locales with versatile options for income and at some point in time – redevelopment if desired. The three-story double brick residential building comprises of six light-filled, 2 bedroom apartments with two lock up garages and 4 additional external car spaces on title. On the market for the first time since construction, the property is being offered in one line situated on a generous 651 sqm dual street access parcel of land. Each of 6 units has a balcony, internal laundry, separate kitchen and living room. Recent improvements has seen new windows and doors fitted to the entire building. Over the last few years, all units have been renovated with unit 6 completed in 2024 which includes a new bathroom, kitchen, laundry, carpets and blinds. Located in a quiet leafy, residential street overlooking Manly, the property has sweeping views to the north and beyond and is just 7 minutes walk to Manly's vibrant beachfront shopping, café culture and dining precinct and a level walk to Fairlight Village. This is a rare opportunity for the astute investor to retain as a prime investment or redevelop, potential to strata title and renovate - and build your dream on this incredible 650sqm block (STCA). **HIGHLIGHTS**

- Superb investment or redeveloping opportunity
- 6 x 2 bedroom, 1 bathroom apartments
- Parking for 8 cars in total. 6 cars outside + 2 garage spaces
- 650sqm near level block with 15.5 metre street frontages
- Dual street access from Augusta Road & Sheridan Place
- Elevated position offers unobstructed Pacific Ocean views from north side
- Identical floor plans over 3 levels with 2 units per level
- Dress circle position in a quiet residential neighbourhood
- Caretakers storage room and toilet
- Strong rental yields and superb capital growth potential
- Immediate asset with an excellent steady income stream
- Unlock the potential STCA or retain as a solid investment
- Short walk to harbour foreshore and Manly precinct
- Local beaches and scenic walks only minutes away
- Bus routes and transport options close by
- Easy stroll to world famous Manly Beach & village
- Level walk to Fairlight village shops

With the current high rental demand and established tenants in place, this is an unprecedented, exclusive opportunity to secure an entire block in a world-class location that offers the very best of the Northern Beaches lifestyle. See the Youtube video link <https://youtu.be/YL9wqXrmuHc?si=diXHaa7y-4ZQdacO> please note: Unit 6 (level 3 facing Sheridan Place entrance) is shown here. **INSPECTIONS ARE BY PRE-ORGANISED APPOINTMENTS ONLY.** To schedule an inspection please phone to allocate a time. Not by text / SMS. Your allocated time will take place on **SATURDAY OR WEDNESDAY** from 1.00PM to 1.45PM. Please note: The 6 apartments within the block are all tenanted. If attending the property (following your booking) please do not expect to see the entire 6 apartments. We will do our best to show an apartment that faces north over Sheridan Place (either 2,4 or 6) and an apartment that faces over Augusta Road (either 1,3 or 5). To inspect you will need to have made contact with John Smyth prior to organise your time allocation. For further information or to organise a viewing please contact John Smyth on 0413 058 000.