

# 28B Alexander Street, Manly, NSW 2095



## Sold House

Friday, 3 May 2024

28B Alexander Street, Manly, NSW 2095

Bedrooms: 3

Bathrooms: 4

Parkings: 2

Area: 273 m2

Type: House



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## Contact agent

Setting a benchmark for urban design and glamorous luxury living in one of Manly's most exclusive beachside streets, this BKH Architects-inspired semi combines cutting-edge architecture and bespoke designer craftsmanship with resort-like tropical gardens and a private north rear aspect to create the ultimate beachside sanctuary. Built from the ground-up in 2014 by the award-winning Northern Building, it soars across three exquisite levels with multiple living spaces flowing effortlessly to a central courtyard, private tropical deck and a sparkling solar-heated pool. Crafted from select stone and timber in an earthy embrace of relaxed sophistication, it features a deluxe fully-integrated kitchen, three ensuites, customised home cinema, volumes of storage plus an ensemble of the latest appointments and technology. Placed on 273sqm of exquisitely landscaped gardens with two street frontages, its sought-after setting on the flat of Manly is only a five minute stroll from the rolling waves at Manly Beach. \* Rendered pebble façade cloaked by trained vines and hanging gardens and set behind a tropical garden forecourt \* Video security-operated front gate leads to an entrance foyer and glass-framed gallery walk bypassing a central courtyard\* Polished concrete hydronic heated flooring on the entry-level, engineered oak flooring and Venetian-rendered walls\* High ceilings, double-glazed steel framed windows, ducted air conditioning plus a Ventis air filtration system \* Living space with curved feature wall and display shelving opens to private front decks and tropical gardens \* Family and meals area at the rear flows via French glass doors to a north rear entertainers' deck and garden \* Chef's kitchen with Carrara marble benchtops and shelving, Miele induction cooktop, wall oven and combi steam oven \* Integrated Liebherr double-door fridge plus separate freezer, integrated Miele dishwasher \* Lower floor retreat with potential home cinema, bathroom, laundry with two drying rooms and a massive storage facility\* Generous bedrooms with built-ins and lavish Carrara marble ensuites, guest powder room plus a hot/cold beach shower\* Elaborate glass-framed gallery walk upstairs with a soaring dome ceiling and a custom-fitted shoe storage facility \* Fully automated internal blinds, weather-controlled external blinds plus a retractable awning over the rear deck\* 200m from delis on Pittwater Road, 400m to Manly Aquatic Centre, 500m to Harris Farm and 10 minute stroll to the village\* Large automatic double garage with board racks, storage shelving and parking in front accessed via Rolfe Street Council: \$3,335pa approx.Water: \$686pa approx.