

3/2 Campbell Parade, Manly Vale, NSW 2093

Cunninghams

Sold Apartment

Wednesday, 24 April 2024

3/2 Campbell Parade, Manly Vale, NSW 2093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$871,000

FIND. A lovely private elevated leafy bush outlook from the open plan living, dining and kitchen space greets you as soon as you enter the light filled apartment. Large windows in both the living zone and main bedroom frame the east facing wonderful parkland vista on display. The spacious covered entertaining balcony runs the full length of the property and is an ideal spot to take in the morning sun and view with a cup of coffee or BBQ with friends in the evening. LOVE. Positioned in a great spot just moments to Village shopping and cafes on Condamine Street and a five-minute drive to the beachfronts at Queenscliff or Manly, this low maintenance home is surrounded by lush parklands, playing fields and golf course. The neat and tidy apartment offers opportunity to further elevate the interiors with a contemporary fresh update, to add even more value to the property. - East facing open plan living and dining with large window opening onto a spacious full-length covered entertaining balcony with parkland views.- Modern kitchen with stone benchtops, lots of cupboards and countertop space, ceramic cooktop and glass splash back. - Large main bedroom and a huge window looking out to the park bordered with lovely established trees.- Good sized second bedroom.- Functional bathroom with shower. - Shared laundry with common use provided washing machines. - Covered car space for one car.- Undercover common use clothes line and shared locked storage space. LIVE. Manly Vale is a great central location, with its own Village shopping and cafes, yet still close to the lifestyle hubs of Balgowlah, Freshwater, Manly and Queenscliff. Warringah Mall and Balgowlah Stockland offer convenient larger centres for shopping with Brookvale providing a number of micro-breweries and bars. Transport via ferry or buses into the city, including the express B-Line service and other locations are super convenient and nearby with great schools including Mackellar Girls and Balgowlah Boys Campuses being very close. Golf courses, a number of sporting fields, bike tracks, Manly Dam and Manly Aquatic Centre are all located nearby with a variety of beautiful beaches also on offer.RATES:Water rates: Approx \$171.41 pqCouncil rates: Approx \$403.90 pqStrata levies: Approx \$866.60 pqSIZE:Approx. 60sqm internal (incl. balcony)Approx. 14sqm exclusive use parkingABOUT THE AREALocal Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall, Manly and surroundsShopping:- Manly Vale shops, supermarkets and cafes- Westfield Warringah Mall- Manly beachfront shops and restaurantsSchools:- Manly Vale Public School- St Kieran's Catholic Primary School- Mackellar Girls Secondary Campus- Balgowlah Boys CampusWHAT OWNER LOVES:- The apartment is nice and quiet and I love the peaceful outlook of the trees and park from the big lounge room window- A number of different buses are really close by and very convenient for travelling into the city, Manly and other locations- The location is very convenient and close to shopping centre's, the beach and popular schoolsDisclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing.Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.