

3/30 Augusta Road, Manly, NSW 2095

Cunninghams

Apartment For Sale

Friday, 12 April 2024

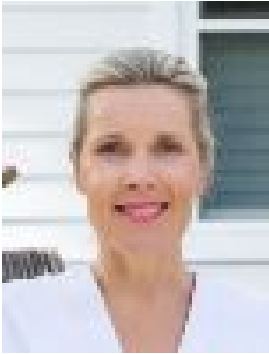
3/30 Augusta Road, Manly, NSW 2095

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Georgi Bates



Chris Nicholls
0460009595

Auction

Auction FIND. Elegantly renovated and offering a quiet beachside lifestyle, this low maintenance ground-floor apartment flaunts a serene leafy outlook. Set in a peaceful enclave, yet remarkably close to the bustling heart of Manly, this apartment marries convenience with tranquillity. Its elevated rear position in a well-maintained boutique building of only six apartments, ensures a private, light-filled living experience. This pristine property is an ideal haven for those seeking their first home or a savvy investment.

LOVE. The apartment's functional floorplan ensures an effortless flow from the welcoming entrance to the rear, highlighting an open plan living and dining area that seamlessly integrates with a modern, renovated kitchen, complete with bench seating for casual dining. Two spacious bedrooms with built in robes are designed as personal retreats, with the expansive master featuring a delightful balcony to sit and enjoy the serene location. - Simple ground-level entry with elevated rear aspect for privacy- Contemporary renovation throughout - Two oversized bedrooms with built-ins, and a chic, contemporary bathroom- Low maintenance timber flooring throughout- Access to communal laundry facilities and extensive street parking- Covered car space on title plus expansive under building communal storage space - Close to Manly's beaches, ferry, and city bus services

LIVE. This apartment's prized location in Manly offers a lifestyle rich in convenience and beachside charm. Steps away from Paolos, the local café, it's also a short stroll to everything this sought after area has to offer, from scenic beach walks and parks to bustling cafés and eateries. Ideal for first-time buyers, investors, or those seeking a picturesque, low-maintenance home, it presents an ideal entry into this prime Northern Beaches locale.

RATES/SIZES: Water Rates: Approx \$173.29 pq Council Rates: Approx \$403.90 pq Strata Levies: Approx \$1,293.00 pq Size: Internal + Balcony Approx 62sqm Carport Approx 17sqm Total Approx 79sqm

ABOUT THE AREA Local Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular Quay Shopping & Dining:- Manly Wharf restaurants and bars- Manly Corso shops, restaurants, cafes and bars Schools:- Manly West Public School- Mackellar Girls Campus- Balgowlah Boys Campus- St Pauls College- Stella Maris College

WHAT THE OWNER LOVES:- The quiet, yet central position is ideal, only mere steps to the local café for a quick coffee or weekend breakfast.- The large master bedroom is a private leafy sanctuary with a balcony, the perfect spot to sit and enjoy the leafy outlook.- This apartment presents an easy, beachside lifestyle. The ground floor entry, quiet street and small block all make for calm, low maintenance living.

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