

3/48 Gordon Street, Manly Vale, NSW 2093

Cunninghams

Sold Apartment

Thursday, 4 April 2024

3/48 Gordon Street, Manly Vale, NSW 2093

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Apartment



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Auction: On Site 4th May FIND. Sitting in a whisper quiet street surrounded by a private leafy green outlook, this contemporary renovated three bed apartment also features two great alfresco balconies. The elevated position at the back of the complex makes the most of the north facing light and sunshine that streams into the open plan living, dining and kitchen space and also the oversized second bedroom. The apartment has been cleverly re-configured during the renovation to incorporate a spacious bedroom now including its own private balcony, without sacrificing any space or functionality. LOVE. The renovated interiors are fresh and modern with a chic kitchen that is perfectly connected to the living spaces. The boutique complex of only 12 apartments is well maintained and is set in a great location with Manly Vale Village shopping and cafes only a quick stroll away, and the Manly beachfront, restaurants and bars reached in about 6 minutes by car. - Security access boutique complex in quiet central location, ground level access from the street with rear elevated northerly first floor position. - North facing open plan living dining and kitchen space with private leafy outlook and lovely timber hybrid flooring with easy access to the balcony.- Large alfresco balcony with north facing sunshine and leafy outlook with easy flow and connection to the living space through plantation shutter sliding doors. - Contemporary kitchen with stone countertops, integrated fridge and dishwasher, under cupboard LED lighting, Fisher and Paykel oven, induction cooktop and good storage.- Large master bedroom with split system air conditioning, built-in robe and plush carpeting.- Light filled large second bedroom with ceiling fan, built-in robe, hybrid flooring and a spacious private balcony with screen door.- Third bedroom with ceiling fan, lovely carpeting and built-in robe.- Large family bathroom with frameless shower and stone feature tiles. - Internal European laundry with room for a washer/dryer and with convenient storage. - Covered car space with over bonnet storage.- Common use clothes line. LIVE. Manly Vale is a hidden gem located in 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 offers a convenient larger centre 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 great schools including Mackellar Girls Campus are very close by. Golf courses, a number of sporting fields, cycle tracks, Manly Dam and Manly Aquatic Centre are all located nearby with a variety of beaches also on offer. RATES/SIZES Council Rates Approx \$171.00 pq Water Rates Approx \$404.00 pq Strata Rates Approx \$1,125.00 pq Size: Internal + Balcony Approx 98sqm Parking Approx 14 sqm Total Approx 112 sqm ABOUT THE AREA Local Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall, Manly and surrounds Shopping:- Manly Vale shops, supermarkets and cafes- Westfield Warringah Mall- Manly beachfront shops and restaurants Schools:- Manly Vale Public School- St Kieran's Catholic Primary School- Mackellar Girls Secondary Campus- Balgowlah Boys Campus WHAT THE OWNER LOVES- The apartment and the tree lined street are both really quiet and peaceful to live in- Everything is in walking distance which is great, including shops, the park, playground, cafes and a number of micro-breweries- We love the private leafy outlook and the added bonus of two balconies, which is a rare find Disclaimer: 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. All photographs, maps and images are representative only, for marketing purposes.