

**3/50 Wood Street, Manly, NSW 2095**

**Cunninghams**

**Sold Apartment**

Friday, 10 November 2023

3/50 Wood Street, Manly, NSW 2095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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Georgi Bates

**\$2,830,000**

**FIND.** In the embrace of one of Manly's most desirable locations, discover a haven of coastal sophistication in this three-bedroom apartment within a boutique block of only four residences. This exquisitely renovated abode captures the essence of beachside luxury, with two balconies, a low maintenance courtyard, an abundance of storage and a hint of harbour vistas from the rear. Complete with timber floors throughout and a neutral colour palette, this apartment epitomises a coastal contemporary feel. **LOVE.** Step into a sanctuary where every detail has been thoughtfully designed; a recent renovation has transformed this apartment into a modern masterpiece that delivers a functional floorplan and state of the art fittings that will feel like home for a range of buyers. The living area enjoys a lovely cross breeze while the natural flow from kitchen, living and dining spaces are complimented by grand high ceilings. Your living experience is elevated by the indoor/outdoor feel from the living space out to the courtyard and balcony where you can sit and watch the Manly Ferry drift by. - A master bedroom sanctuary, complete with a sun-drenched North facing balcony, Crimsafe security screen, and a bespoke ensuite.- Two additional bedrooms, each with built-in robes and access to the private courtyard.- A showpiece kitchen with striking white finishes, gold accents, and an expansive island bench complete with state-of-the-art ASKO and AEG appliances and filtered water tap.- An entertainer's delight with servery windows from the kitchen to the dining area for seamless hosting.- Two fully renovated bathrooms with underfloor heating and innovative storage design, main bathroom with shower over bath.- Plentiful storage options throughout every room, marrying style with practicality.- A lock-up garage and additional side access to the apartment for convenience and privacy.- New electrical wiring, split system air conditioning in the living area, new Hunter Pacific ceiling fans throughout and a security intercom system.**LIVE.** Living in this sought after locale means embracing a lifestyle envied by many. With surf and harbour beaches only moments away, your days can start with a swim or a stroll along the shoreline. The buzz of cafes, shops, and fine dining across Manly is just a stone's throw away, yet far enough to enjoy the peace and quiet of this pocket. Enjoy the visual spectacle of New Year's fireworks from your balcony, or simply relish the everyday tranquillity of this stunning location. Excellent schools, community facilities, and easy transport options encapsulate the convenience and allure of Manly living. **RATES:**Water rates: Approx \$158.45 pqCouncil rates: Approx \$478.60 pqStrata Rates: Approx \$1885 pq**SIZES:**Total: Approx 165 sqm**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 Village Primary School- Northern Beaches Mackellar Girls Secondary Campus- Northern Beaches Balgowlah Boys Secondary Campus- St Pauls College- Stella Maris College**WHAT THE OWNER LOVES:** -☑One of the huge drawcards of this home is the amount of storage, which is unique for an apartment of this size. Storage space has been built into every room, plus the balcony, ideal for families and those who live an active lifestyle.-☑This location offers the best of both worlds, being close to the hub of Manly yet far enough away to enjoy the harbourside tranquillity.-☑The outdoor areas of this apartment add a huge amount of space to the floorplan, with a large courtyard running the length of the apartment plus two balconies.**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.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.