

303/95 West Esplanade, Manly, NSW 2095

Cunninghams

Unit For Sale

Thursday, 16 May 2024

303/95 West Esplanade, Manly, NSW 2095

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Georgi Bates



Chris Nicholls
0460009595

Auction

FIND. Discover classic coastal luxury in this enormous one-bedroom apartment, ideally positioned on a coveted corner block across from Manly Cove. Resting on the third floor of a secure building that offers both video intercom and lift access, this residence combines the appeal of a serene, north-facing balcony overlooking lush greenery with the vibrant lifestyle of one of Sydney's most prestigious harbourside locales.

LOVE. The spacious, sunlit ambience of this grand one-bedroom apartment is evident as you walk through the front door. The modern kitchen is the heart of the home, is equipped with gas cooking, a double sink, and dishwasher, and overlooks the expansive living and dining space, ensuring you never miss a moment of the action or the leafy views. Step out onto the north-facing balcony through sliding doors directly from the enormous bedroom or the living area, welcoming the sunshine and offering a lush outlook that provides a serene backdrop to your home. - Expansive open plan living with room for a dining zone, perfect for hosting guests or unwinding.- A sunlit north-facing balcony that extends the living space outdoors, ideal for enjoying morning coffee or evening breezes.- Large bedroom with a built-in robe and direct balcony access, creating a private retreat within your home.- Modern bathroom and laundry facilities including a full bathroom with a shower over bath and an internal laundry room, adding convenience to style.- Easy access to a single secure car space located in the upper-level basement, enhancing your security and accessibility.

LIVE. Step outside to embrace a quintessential Manly lifestyle. This apartment is just across the road from Manly Cove and bustling Manly Wharf. Enjoy easy access to the popular Spit to Manly walk, ideal for leisurely strolls or morning jogs along the water. With its unbeatable location, this property places you in the heart of a vibrant community known for its beaches, boutiques and dining. This apartment offers convenience and lifestyle at its best, in a home that delivers both retreat and adventure at your doorstep.

RATES/SIZE: Water rates: Approx \$171.41 pq Council rates: Approx \$403.90 pq Strata levies: Approx \$1,345.00 pq Size: Internal + Balcony Approx 81 sqm Parking Approx 14 sqm Total Approx 95 sqm

ABOUT THE AREA Local Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular Quay Shopping:- Manly Wharf restaurants and bars- Manly Corso shops, restaurants, cafes and bars Schools:- Manly Village Primary School- Balgowlah Boys - Mackellar Girls Campus

WHAT THE OWNER LOVES- The quiet and secure ambience of this building, complete with video intercom access, provides peace of mind and a safe living environment.- The convenience of secure parking and internal lift access, ensuring a seamless transition from car to the apartment.- The unbeatable location directly across from Manly Wharf, offering immediate access to ferries, harbourside dining, and local shopping all on your doorstep.

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