

32 Manning Road, Double Bay, NSW 2028

Laing+Simmons

House For Sale

Friday, 27 October 2023

32 Manning Road, Double Bay, NSW 2028

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 348 m2

Type: House



D'Leanne Lewis

Auction Price Guide \$5.7-\$5.8m

Beautifully presented & maintained, ready for you to enjoy, this stylish modern family home is prominently situated, yet quietly set back from the street behind a charming façade. Superbly re-designed to maximise light, space & privacy yet offering the astute buyer further opportunity to utilise the flexible floorplan it offers and capitalise on this superb address. Located for ultimate convenience, only a moments easy stroll will take you to the best of Double Bay... waterfront parks & ferries, cafes & restaurants, Redleaf pool and only moments to Edgecliff shopping & transport. Top local schools are also only moments away.....all the very best of the East is within easy reach. Affordably priced & offering perfect opportunity for those either scaling down from a larger home, or alternatively those needing more space, some of this home's many features include:-

- Level access from the street via welcoming + private front entry courtyard.
- Flexible floorplan spready easily over 2 levels of living
- Ideal low maintenance lifestyle
- 4 double bedrooms + study, 2 ½ bathrooms (master with ensuite)
- Formal entry foyer
- Formal lounge & adjoining formal dining room
- Designer family size kitchen
- Adjoining informal family living area opens to stunning full width covered alfresco entertaining deck with leafy outlook, offering all year round entertaining
- Sunny & private level rear garden (room for pool)
- Additional features include reverse cycle a/c, tons of storage, high ceilings, polished floors, full security throughout.
- Off street security parking for 2 cars.

Auction: 1/29-33 Bay St, Double Bay NSW