

**327 Upper Esplanade, Manly, Qld 4179**

**McGrath**

**Sold House**

Thursday, 17 August 2023

327 Upper Esplanade, Manly, Qld 4179

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 567 m2**

**Type: House**



Gaby McEwan  
0739175000



Alec McEwan  
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**\$2,150,000**

This is a rare package indeed and with motivated sellers moving interstate, this will be your final chance to secure what we believe is Manly's best new beach house at the waterfront. With access down the side, you can accommodate the cars, boat, and a caravan. Sitting on a generous 567m<sup>2</sup> block with a sweeping entertaining deck, shimmering mineral pool, and detached granny flat, this package will tick all of your "must have" boxes. - Near-new '22 home with a dream location on Manly waterfront- Central to Manly Village, Wynnum CBD, Manly Harbour and across from park- Multiple living zones, peaceful dedicated study area- 10.5kw Solar with 3 phase power, 12kw pool heat pump- Ducted air con, timber floors, fans, security screens- High-spec kitchen feat. butler's pantry, island bench- Kitchen also feat. AEG appliances and built-in dry bar- Master feat. parents retreat/study, walk-in robe, ensuite- Detached studio feat. bathroom, kitchen, living & bedroom- High-clearance carport w. side access, powered single bay shed- Expertly crafted by acclaimed local builders Sabre constructions- Effortless access to elite schools, CBD transport & airport A great package which can be rented at around \$1600 per week; alternatively, you could rent out the house separately at \$1100 per week, and the granny flat at \$450 per week. Or you could Air B & B the granny flat (\$140 per night on a 3-night stay) for additional income.\* The seller reserves the right to negotiate with any buyers to meet their expectation and reserves the right to decline any offers that do not meet fair market value or their expectation.