

34 Kenneth Road, Manly Vale, NSW 2093

Cunninghams

House For Sale

Monday, 11 December 2023

34 Kenneth Road, Manly Vale, NSW 2093

Bedrooms: 4

Bathrooms: 2

Type: House



James Haywood
0402897660



Florence Labadens
0449893316

Auction Guide \$2,700,000

Auction Saturday 16th December 2023 FIND. Spacious, beautifully lit and offering a soothing outlook onto the golf course, this brick and sandstone home is elevated away from the road, and is a stylish family retreat with a modern renovation, enjoying a central and convenient location close to Manly and a vibrant plethora of northern beaches hotspots. DA Approval for double lock up garage and separate accommodation. LOVE. Stealing the show is a sophisticated living zone extended by sunrooms on either side, offering space to entertain in style, relax with the family, or cozy up with a book on the custom-built seating nook, which is oriented to drink in the green vista that lies beyond. In addition, the private north-facing tropical-inspired backyard with travertine-tiled terrace is perfect for year-round entertaining. - Spread over just one level, this is an easy-living home that will suit growing families as well as downsizers. - Potential to add another level and capitalize on golf course views (STCA). - The free-flowing, light-filled living and dining zone features a cozy sitting area on one side of the room, and space for the dining table on the other. - Modern and superbly appointed kitchen with a large island bench in stylish engineered stone, and a quality Smeg oven with gas cooktop. - Hideaway, north-facing backyard with tropical-inspired landscaping and a travertine-tiled terrace with pergola. - Master bedroom with a shower en-suite bathroom, fourth bedroom offers flexibility of being used for guests or a home office. - Immaculate family bathroom with a bathtub and separate shower, and a recently renovated laundry with up-market finishes and plenty of storage. - Beautifully-presented with plantation shutters, new floorboards, and ducted air-conditioning to keep the environment temperate year-round. LIVE. This super central location offers ease of access to so many northern beaches hotspots, and the convenience of having lifestyle amenities on the doorstep. Within walking distance are a number of supermarkets and cafes, whilst the B-Line bus service offers quick and easy access to the city. There are a number of great schools within the area, and Manly Dam is just a few streets away, offering stunning bushwalking and mountain bike trails to explore. Having Manly on the doorstep also brings clear advantages, with beaches and eateries all an easy, level bike ride away. RATES: Water rates: Approx \$173.29 pq Council rates: Approx \$479.80 pq SIZES: Land Approx 398 sqm Internal Approx 193 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 OWNER LOVES- We love the quiet, secluded tropical garden with covered terrace that we use throughout the year. - We really appreciate the green outlook onto the golf course, and we can see the New Year's fireworks from the elevated position. - It's a flat walk to Manly, Queenscliff beach, and the Andrew Boy Charlton swimming pool. 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.