

39/2a Campbell Parade, Manly Vale, NSW 2093

Raine&Horne.

Apartment For Sale

Friday, 2 February 2024

39/2a Campbell Parade, Manly Vale, NSW 2093

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 113 m2

Type: Apartment



Toby Hutton



Mark Madsen
0402838757

Auction

Spacious and supremely comfortable, this superb garden apartment enjoys a peaceful golf course setting in the exclusive and tightly held 'Augusta' residential complex. Indoor/outdoor living is the focus with stylish light-filled interiors spilling out onto a generous north-east facing terrace with mesmerizing golf course vistas. Manicured tropical gardens frame the partially covered entertaining terrace, tailor-made for relaxing and entertaining in peaceful surrounds with family and friends. Set to take full advantage of its stunning aspect on the fringe of Warringah Golf Course and Manly Lagoon, this luxurious resort-like residence is ideal for professionals and downsizers alike. The impeccably maintained security building is privately set well back off the street and offers secure entry and lift access to the double lock-up underbuilding garaging. Live the dream in this tranquil lifestyle locale, convenient to transport, shopping, and only minutes to Manly. • Prestigious security complex neighbouring Passmore Reserve & overlooking the golf course • Entrance shared by only three others and well-secluded back from Campbell Pde • Living/dining seamlessly extends onto a north garden terrace for entertaining • Integrated Stone kitchen featuring all-Miele appliances and gas cooking • Double sized bedrooms both fitted with built-ins plus an ensuite with bath to the master • Modern main bathroom, internal laundry, auto double garage in basement car park • Security intercom, alarm system and fully ducted reverse cycle air conditioning • Handy to shops, cafes, B-Line city buses, schools, Warringah Mall and beaches • Perfect down-sizer or executive living. This sought-after location delivers lifestyle, luxury and convenience in spades. Feel like you're living in a golf resort in the heart of the northern beaches, a unique lifestyle package of privacy, convenience, and style. Parking: 28sqm Total Size: 113sqm Strata Levies: \$1,542.90 p/q approx. Council Rates: \$403.90 p/q approx. Water Rates: \$173.29 p/q approx.