

**39 Bower Street, Manly, NSW 2095**



**House For Sale**

Saturday, 18 November 2023

39 Bower Street, Manly, NSW 2095

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



Michael Clarke  
0488548618



Cherie Humel  
0406688114

## Auction

Secluded adjacent to tranquil parkland above Shelly Beach in Manly's most exclusive cul-de-sac, this architect-designed masterpiece soars across four superbly crafted levels with lift access and tranquil leaf-filtered views to the ocean. Focused around a sweeping open floor space with living, dining and deluxe island kitchen areas flowing seamlessly to a north east ocean-view terrace and rear entertainers' deck with built-in wet bar and barbecue, it comes complete with a lower floor family entertainment room with wet bar and wine cellar opening via glass bi-folds to a north east entertainers' terrace with a Jacuzzi. Enjoying complete peace and privacy amid landscaped tropical gardens, it is only 200m from picturesque Shelly Beach, 850m to the internationally famous Manly Beach and a short stroll to cosmopolitan Manly Village and the city ferry terminal.\* 2017 build, striking contemporary façade set behind landscaped palm gardens with spotlights and sandstone feature walls\* Video intercom and keypad access to an impressive, tiled entrance foyer with floating timber stairs and a glass atrium\* Lift access from the street level entrance foyer to three floors\* Enormous open floor space includes living room with gas fireplace and ocean views plus separate banquet-size dining room\* Stacked glass sliders open to north east ocean-view terrace and rear entertainers' deck with wet bar and barbecue\* Deluxe stone island kitchen, timber breakfast bar, induction cooktop, integrated dishwasher and Liebherr fridge/freezer \* Family entertainment room with sandstone flooring, wet bar, dishwasher and wine fridge plus a wine room and wine cellar \* Full-width glass bi-folds open to a north east sandstone entertainers' terrace with an ocean cameo and a Jacuzzi \* Parent's retreat with walk-in robe and stunning ensuite with standalone bath, ultra-chic Cyprus granite bathrooms\* Large home office, study or playroom plus a media room or private guest suite with walk-in robe and ensuite\* Spacious bedrooms with built-ins, internal laundry with washer and dryer, hot/cold beach shower in front garden \* Outdoor sound system with Klipsch speakers, mounted strip heater in family room plus roof solar panels \* High ceilings, engineered European oak flooring, ducted air conditioning, CCTV system and security alarm \* Set on 702sqm, private enclosed landscaped gardens, near level rear lawn and gated rear access to the Montpelier Estate\* Tranquil park-side setting with stairs through a rainforest to Shelly Beach and Cabbage Tree Bay marine sanctuary \* Stroll to world-class snorkelling, surf breaks, schools, shops, eateries plus scenic coastal and national park trails\* Automatic double garage with lock-up storeroom and internal access, cobbled granite driveway offers space for two car spaces Council: \$5,278pa approx.Water: \$693pa approx.