

**4/5 Wentworth Street, Manly, NSW 2095**



**Unit For Sale**

Thursday, 25 April 2024

4/5 Wentworth Street, Manly, NSW 2095

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: Unit**



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## Auction

The perfect first home or a down sizers dream with instant lift access from your garage. Positioned just seconds from Manly Wharf and a brief walk to The Corso, this efficient and convenient location offers an abundance of restaurants, shops, supermarkets, transport and you may need never drive again. Nestled between the beach and the wharf, this renovated garden apartment boasts two outdoor courtyards with direct access to a huge common use entertaining North facing area. Hot fresh bread, freshly brewed coffee at every turn, and the beach at the end of the street will surely present a fabulous lifestyle.\* A security building with lift and underbuilding parking for one car\* An impressive 100 sqm on title\* Modern open plan kitchen living and dining area flowing to your Eastern courtyard\* Light and bright kitchen with stone benches, electric oven and stove including dishwasher\* Two bedrooms with built-ins open to your north facing courtyard\* Modern bathroom, plus a separate internal laundry and additional wc\* Direct access to huge common area rarely used by anyone  
Apartment Total Size: 100 sqm  
Unit: 85 sqm inclusive two balconies/courtyard  
Under Building Car Space: 15 sqm  
Council Rates: \$403.90 pq  
Water Rates: \$171.41 pq  
Strata Rates: \$1,591.02 pq  
Rental Estimate: \$925-\$950 pw