

# 4 Hope Avenue, North Manly, NSW 2100



## Sold House

Tuesday, 19 March 2024

4 Hope Avenue, North Manly, NSW 2100

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1028 m2**

**Type: House**



Casey Faets  
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Ruby Simonetti  
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**\$4,200,000**

Architect-designed to fully optimise its enchanting treetop setting with giant walls of glass framing expansive leafy district views as well as capturing northerly sunshine at the rear, this sleek contemporary marvel provides a haven of luxurious liveability, spectacular entertaining and tranquil privacy. Comprising a four bedroom family home plus a separate self-contained two bedroom apartment, the residence is centred around an extensive open floor living and dining space with retractable glass walls opening either side to a vast treetop deck with leafy district panoramas plus a covered rear entertainers' deck and heated pool. Poised on a plateau above the street amid landscaped tropical gardens and sunny enclosed level lawn, its sought-after family-friendly setting is super-handly to Nolan Reserve, schools, Warringah Mall and beaches.\* Secluded above the street behind lush tropical garden setting with level access from the rear via a private driveway\* The entrance foyer adjoins a private parent's retreat with a giant bedroom, two walk-in robes, ensuite and leafy views\* Sweeping living and dining space with retractable glass walls north and south capturing the breeze, leafy views and north sun \* Glass bi-folds open to a covered north entertainers' deck with shade blinds plus sunny synthetic lawn and heated pool\* Stacked glass sliders connect to a vast treetop deck with extensive leafy views that extend to St Patrick's at Manly\* Stunning island kitchen with double-thickness CaesarStone benchtops, stainless steel gas cooktop and dishwasher\* Upstairs family room flows to private synthetic lawn that is fully-enclosed and bathed in northerly sun\* Three spacious bedrooms with built-ins, bathroom adjoin the family room and a veranda with magical views \* Beautifully styled contemporary bathrooms, blackbutt flooring, zoned ducted air con, louvered windows and security alarm\* Separate two bedroom flat with generous living and dining, private leafy deck, modern kitchen and bathroom plus air con\* Short stroll to tennis courts, parks and playing fields, seven minute wander to Warringah Mall and B-line city\* Moments from a selection of beaches and schools as well as Manly' attractions, easy access to the city\* Secure double carport with automatic roller door, underhouse workshop/storeroom, set on 1028sqm with irrigated gardensCouncil: \$3,166pa approxWater: \$686pa approx