

# 4 James Street, Manly, NSW 2095



## House For Sale

Friday, 19 January 2024

4 James Street, Manly, NSW 2095

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 392 m2

Type: House



Michael Clarke  
0488548618



Gavin Addison  
0415688874

**Auction: Guide \$4,500,000**

Hidden in a tranquil pocket just around the corner from Manly Cove, this beautifully preserved and updated Federation residence provides the ideal foundation from which to fashion a residence of rare distinction and style. Displaying all the hallmarks of its former glory with soaring rosette ceilings, marble fireplaces and kauri pine floorboards, it features a formal lounge room and a family and meals area flowing to private sandstone terraces at the rear. Positioned prominently on the high side of the street, its exclusive address is within a lazy few minutes stroll of Manly Wharf and the buzzing dining and social scene at Manly Village.\* Instantly liveable and cleverly extended for modern living\* Scope to refresh, renovate or add another level (STCA) \* Majestic façade propped upon a painted sandstone base \* Near level lawn tucked in behind a hedge and palisade fence\* Leadlight inlaid front door opens to a sculpted arch hallway\* Lounge room warmed by an original cast iron/marble fireplace\* Family and meals area by the kitchen flows to the rear garden\* Tidy open plan granite kitchen, gas cooktop and dishwasher\* Two grandly-sized bedrooms with original marble fireplaces \* Two bedrooms have built-ins and three open to front verandah\* Wide timber-posted front verandah looks to a leafy streetscape \* Vintage-style main bathroom, picture rails, original sash windows\* Extensive sandstone flagged entertainers' terrace at the rear \* Fully-fenced and private rear, landscaped garden surrounds \* Vast attic storage area accessed via retractable stairs\* Large basement storeroom, perfect for a home office \* Wine cellar with laddered trapdoor access to the residence\* 200m to the beach and netted harbour pool at Manly Cove\* 500m to Manly Wharf, The Corso, shops and thriving eateries\* Eight minute wander to the rolling waves at Manly Beach\* Car space, lockable garden tool shed, gas barbecue outlet Council: \$3,483pa approx. Water: \$693pa approx.