

403/13 Whistler Street, Manly, NSW 2095



Apartment For Sale

Tuesday, 9 January 2024

403/13 Whistler Street, Manly, NSW 2095

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Jason Guilda

Auction Guide \$2,200,000

If your brief is to find a Premium Lifestyle Property that you can lock and leave, is on the footsteps of Manly Beach, Shelly Beach and the Corso, is in the middle of Manly Village shops, in one of Manly's most sought after apartment blocks, sits next to Manly Oval, has easy access to bus transport and the city ferry, and boasts contemporary design and features top class finishes, then look no further. This top-floor penthouse apartment is the perfect lifestyle property in the heart of Manly Village. There are so many extras that make it stand out from the crowd.

- This two bedroom apartment has a spacious 95m² on title.
- Two private lock up storage cages, one with surfboard storage racks, as well as dedicated secure parking.
- The apartment faces south with North Harbour views over Manly Wharf and a beautiful covered outdoor space.
- This sunlit apartment has an impressive 5 metre ceiling in the kitchen with a grand North facing louvred window to catch the sun and summer breezes.
- A modern, designer kitchen with generous kitchen waterfall island, integrated Miele appliances, and stunning Caesarstone Calacatta Nuvo surfaces throughout.
- 2 bathrooms including one ensuite, both with under floor heating and Forme heated towel rails.
- A large study nook and internal laundry.
- Custom Lovelight electric blinds in each of the bedrooms.
- Ducted air conditioning throughout.
- Full building security with a video intercom.

The prestige Twenty95 building, designed by the award winning architect CHROFI, is fast becoming one of the most iconic blocks in Manly. Whether it is for your home, an investment, or a weekender, this top floor luxury apartment is one not to miss.

Outgoings Strata Levy: \$2,329.80 per quarter
Capital Works Fund: \$1,033.85 per quarter
Council Rates: \$293.40 per quarter (as per last bill)
Water Rates: \$180.38 per quarter (as per last bill)
Inspect: Saturday / Thursday – 10.00am to 10.30am or by appointment
Guide: \$2,200,000
Auction: Saturday 10th February 10.30am on site
Details: Jason Guildea 0411 859 505