

44 Campbell Parade, Manly Vale, NSW 2093



Sold House

Thursday, 16 November 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 556 m2

Type: House



Cranston Schwarz



Steve Thomas
0432600083

Contact agent

Nestled in a peaceful family friendly cul-de-sac, this recently renovated home merges modern day design with nature. North facing living and established gardens backing directly onto bushwalking trails to Mermaid Pools, Manly Dam and David Thomas reserve. Wake up every morning to soaring panoramic views over treetops, listen to the sounds of trees rustling in the wind and birds singing. Having undergone a major facelift, this home is ready to move in now. Its flexible floorplan focuses on superb proportions and distinguished spaces, whilst it also offers an abundance of outdoor space to relax, entertain or explore. Positioned within walking distance to the hub of Manly Vale shops, Manly Dam, Warringah Golf Club, B-1 bus line to City and schools.

Key features

- Expansive windows throughout ensuring all day sun and airflow
- Comfortable family room, separate dining + an eat-in kitchen
- New kitchen ft. induction cook-top, dishwasher & stone benchtops
- Ample outdoor space; front & backyard, courtyards & terrace
- Modern full bathroom, external laundry with additional W.C.
- Extensive available space for cellar, workshop, or let your imagination run wild
- 2x open car spaces, stairs from the backyard to bush trails
- Within arm's reach
- Three schools within a ten minute walk
- Shops, cafes and restaurants (approx. 15-minute walk)
- Public transport, express routes to CBD
- Warringah Golf Course
- Manly Dam, Mermaid Pools, parks and ovals
- Westfield Warringah Mall

Nitty gritty details

Size: 556m² Water Rates: \$173.29 p/q approx.
Council Rates: \$558.70 p/q approx.
Rental potential: \$1,500.00 - \$1,600.00 per week
Buy Well. Sell Well. Rent Well.

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