

**5/55 Addison Road, Manly, NSW 2095**

**Raine&Horne.**

**Apartment For Sale**

Friday, 14 June 2024

5/55 Addison Road, Manly, NSW 2095

**Bedrooms: 1**

**Bathrooms: 1**

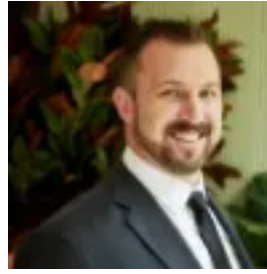
**Parkings: 1**

**Area: 46 m2**

**Type: Apartment**



Toby Hutton  
0299775155



Mark Madsen  
0299775155

## AUCTION

Perched on the top floor of a boutique block of six, this east-facing apartment is illuminated with natural light and boasts an open airy ambience with a gorgeous, elevated aspect. Enjoying prime Eastern Hill positioning along with footstep access to the Skiff Club, beaches, buses, the Wharf, and restaurants, this harbourside gem also offers covered parking. The modern kitchen includes a dishwasher and ample storage cabinetry. Light-filled living and dining is further enhanced by direct access to the BBQ balcony, the perfect spot for capturing ocean breezes. The bedroom is complimented by built-in robes while the bathroom has undergone a stylish full renovation. The apartments fresh neutral colour palate with new carpet and paint creates a warm and contemporary atmosphere, the ideal home or investment opportunity.

- Light-filled living area with sun-drenched aspect and leafy, private outlook
- Modern kitchen, European style laundry facilities
- Ceiling fans, no common walls
- New windows and glass balustrading throughout complex
- Small, well-maintained building
- Covered parking space.

Nestled in this sought after Eastern Hill enclave, this apartment offers the ultimate in relaxed harbourside living. Beyond your door, this high demand suburb boasts an enviable lifestyle with easy access to buzzing local eateries, boutiques, and cafes, along with the CBD. Whether it's a leisurely day at Manly Beach or a quick ferry ride from Manly Wharf, your options for relaxation or adventure are endless. Size: 46.5 sqm Strata Levies: \$1,501.71 p/q approx. Council Rates: \$403.90 p/q approx. Water Rates: \$171.41 p/q approx.