

61 Wattle Road, North Manly, NSW 2100



House For Sale

Wednesday, 12 June 2024

61 Wattle Road, North Manly, NSW 2100

Bedrooms: 4

Bathrooms: 4

Parkings: 8

Area: 784 m2

Type: House



Steve Witt
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Auction Thurs 4 July at 6pm In-Room

61 WATTLE ROAD, NORTH MANLY AKA 60 AMOURIN STREET, NORTH MANLY Resting on a north facing 784sqm level block, this unique property presents a prime opportunity for families, business owners or astute investors alike. It incorporates a single level three bedroom home, a separate one bedroom granny flat and garage/office space which benefits from its own street frontage via 61 Wattle Road. It is located in a connected and convenient location just around the corner from Warringah Mall and B-line city bus services to the CBD and Manly. - Unique Investment with dual street access, income generating - Significant opportunities to improve/redevelop (subject to council approval)- Three potential income streams with an approximate return of \$2585 p/w - Tidy kitchen with living/dining opening to north facing level yard - Three bedroom family home, separate one bedroom granny flat - Bright and breezy sunroom, air-conditioning, ceiling fans, gas bayonet - Three bay shed with storage mezzanine, reception, ample parking (currently leased as commercial residence) - Approximately 90sqm of internal space with plenty of parking and storage- 3-phase power with garaging for 3+ cars/vans/trucks (or potential workshop) - Located on a key intersection offering high exposure and fantastic visibility - Surrounded by established trade services such as mechanics and retailers - Easy access to Warringah Mall, CBD buses, schools and golf courses