

**7/15 Koorala Street, Manly Vale, NSW 2093**

**Cunninghams**

**Apartment For Sale**

Thursday, 9 May 2024

7/15 Koorala Street, Manly Vale, NSW 2093

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Auction Guide \$875,000

Auction FIND. Showcasing bright and spacious interiors, this ground-floor apartment in Manly Vale is perfectly positioned for a lifestyle of convenience. Refreshed for your immediate comfort, whilst offering additional scope to enhance with your own creative flourishes, this well-presented home offers an exciting opportunity for investors or first-home buyers to get a foot into a popular suburb on the outskirts of Manly.LOVE. Placed on the ground floor of a beautifully maintained block, this apartment is peacefully placed towards the rear. The centrality of this location is ideal, with a handy collection of supermarkets, bus services and parks in the immediate vicinity, plus lifestyle hubs in Balgowlah, Fairlight and Manly just a short drive or bike ride away.- Ground floor position with easy level access from the street to the front door.- The combined lounge and dining area is finished with a v-groove panel wall.- Covered balcony extends from the living area and offers a private leafy view.- This apartment is immaculately presented and refreshed with new paint.- Neat and tidy kitchen with electric cooking and an adjoining laundry.- Both bedrooms are roomy and light, and feature built-in storage.- Well-presented bathroom with bathtub and overhead shower. - A covered carport is positioned to the rear of the block.LIVE. It's hard to beat the convenience of this super-central location, which offers easy access to supermarkets and public transport, and is central to Manly, Fairlight and Balgowlah lifestyle hubs. You are spoiled for choice with Coles at the doorstep, and Woolworths and Aldi within a short walk. There's also a number of public parks and reserves close to home, including Manly Dam and Passmore Reserve. The B-Line bus service to the city is moments away, or hop on the bike paths to Manly and Queenscliff Beach.RATES/SIZESCouncil Rates Approx \$403.00 pqWater Rates Approx \$171.00 pqStrata Rates Approx \$1,107.00 pqSize: Internal + Balcony Approx 69.6 sqmExclusive use Parking Approx 14 sqmABOUT THE AREALocal Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall, Manly and surroundsShopping:- Manly Vale shops, supermarkets and cafes- Westfield Warringah Mall- Manly beachfront shops and restaurantsSchools:- Manly Vale Public School- St Kieran's Catholic Primary School- Mackellar Girls Secondary Campus- Balgowlah Boys CampusWHAT THE OWNER LOVES- The apartment gets good natural light and feels quiet and private, with a lovely green outlook from the balcony.- We love having a choice of parks with great walking and biking trails within a short walk of the apartment.- You can ride to Manly on the bike in less than 10 minutes.Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.