

7/18 Campbell Parade, Manly Vale, NSW 2093

Cunninghams

Sold Apartment

Tuesday, 3 October 2023

7/18 Campbell Parade, Manly Vale, NSW 2093

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Kelly Santos
0423773784

\$1,090,000

FIND. Delivering a spacious floorplan and light-filled interiors, this superb two-bedroom apartment has been updated and refreshed, and comes to market as a neat and fresh abode that will be a delight to live in. LOVE. Positioned for convenience, this light and bright apartment offers quick and easy access to the city and Manly, whilst also being situated within walking distance of supermarkets, bus services and parks. With windows on the east as well as the west-facing sides of the building, this apartment receives great natural light throughout the day, and also benefits from an enormous lock-up garage and internal laundry. A bright and spacious living zone receives lots of natural light, and has the space to accommodate a full dining setting. An east-facing balcony with parquetry decking extends the living space outwards, and offers a comfortable space to enjoy the sun in the mornings, with a pleasant outlook towards the golf course. Generously sized kitchen with electric cooking and dishwasher, plus an adjoining laundry room. All windows have been replaced this year, designed to improve sound reduction and temperature regulation. Both bedrooms are generous in size and feature built-in wardrobes. Neat and tidy bathroom with bathtub and shower, plus separate WC. Beautifully presented with new carpet, fresh paint and plantation shutters. Great cross-ventilation capturing the nor-easterlies, staying cool in the summer and cozy in the winter. Over-sized lock-up garage with extra height offers a huge amount of space to accommodate a car as well as plenty of storage. LIVE. Manly Vale is known for its excellent proximity to beaches, the city, Manly and shops. Just down the road is Passmore Reserve, with walking and biking trails as well as a great children's playground, or Manly Dam is also in close proximity with walking and mountain bike trails plus scenic picnic spots. There are several supermarkets and cafes within walking distance of the front door, or you can ride all the way to the beach or into Manly on level bike paths. If you work in the city, the commute will be a breeze, with the nearby B-Line bus service offering swift access straight into the CBD. RATES/SIZE: Water rates: Approx \$173 pq Council rates: Approx \$404 pq Strata levies: Approx \$1,050 pq Size: Total Approx 95.7 sqm Internal Approx 76.6 sqm ABOUT THE AREA Local Transport:- Express buses to City CBD- Buses to Westfield Warringah Mall, Manly and surrounds Shopping:- Manly Vale shops, supermarkets and cafes- Westfield Warringah Mall- Manly beachfront shops and restaurants Schools:- Manly Vale Public School- St Kieran's Catholic Primary School- Mackellar Girls Secondary Campus- Balgowlah Boys Campus WHAT THE OWNER LOVES:- This is a great location if you work in the city. It's so easy to jump on express buses or the B-Line bus, and one of the easiest locations on the beaches to commute there. We love the proximity to local parks, supermarkets and shops, and how close it is to Freshwater, Queenscliff and Manly beaches. We love how we get the fresh nor-easterly winds from across the golf course which keeps us cool in summer. 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. Please be advised that the photographs, maps, images, or virtual styling representations included in this real estate listing are intended for illustrative purposes only and may not accurately depict the current condition or appearance of the property.