

**71A Gordon Street, Manly Vale, NSW 2093**

**House For Sale**

Monday, 27 November 2023

CLARKE  
& HUMEL

71A Gordon Street, Manly Vale, NSW 2093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 362 m2**

**Type: House**



Casey Faets  
0401378131



Garry Greco  
0452269821

**Auction: Guide \$1,700,000**

Seize an unrepeatable opportunity to purchase a freestanding home in a fabulous lifestyle address at an entrance level price point. Recently refreshed yet ripe for renovation, its bright open contemporary layout opens to a private rear courtyard and near level easycare north lawn. Discretely tucked away at the end of a private driveway, it is within a short stroll of parks, schools, supermarkets and B-Line buses to the city and Warringah Mall.\* A simplistic refurbishment project for families or downsizers\* Generous living and dining space with soaring 3.1m ceilings\* Tidy gas kitchen with skylight offers a blank canvas to update \* Full bathroom with separate w/c offers scope to upgrade\* Double-sized bedrooms, main with built-ins and ensuite\* Separate internal laundry plus as-new solar roof panels\* Floating timber-look flooring and freshly painted throughout\* Set on 362sqm with a private, fully-fenced rear courtyard \* Private near level north lawn requiring minimal upkeep \* Steps to St Kieran's Catholic Primary, 200m to Miller Reserve\* 500m to Passmore Reserve, 600m to Coles and B-Line buses\* Easy stroll to Manly Vale Public School or Manly Dam Reserve\* Minutes to Warringah Mall, beaches and Manly's attractions\* Lock-up garage with internal access plus parking in front Council: \$1,789pa approxWater: \$693pa approx