

**78 Alexander Street, Manly, NSW 2095**

**Cunninghams**

**Sold House**

Saturday, 2 March 2024

78 Alexander Street, Manly, NSW 2095

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

FIND. A charismatic north-facing 1920s semi with double lock-up garage in the exclusive flat of Manly. This elegant residence delivers on style and character, with a contemporary renovation that delivers easy liveability.LOVE. It's rare for character semis to have the combination of a perfect northerly aspect to the rear, open-plan living, as well as dual-lane access, and a double garage. This stunning abode has all four, as well as boasting one of the most sought-after addresses in the flat of Manly, offering peace and quiet, as well as quick and easy access to beaches and the vibrant atmosphere of Manly town.- The impressive centre-piece of the home is a stunning open-plan living zone with soaring high ceilings and tons of natural light- A free-flowing open-plan design spills out to meet the backyard where a big, private north-facing deck will comfortably host gatherings- Modern kitchen with stone counters, electric cooking, a dishwasher and breakfast bar, positioned to easily service indoor & outdoor dining- Light-filled master retreat with built-in wardrobes, storage cupboards and an immaculate modern en-suite bathroom with shower- Two additional bedrooms are beautifully presented, one with built-in shelving and access onto the front verandah and enclosed courtyard- Chic, well-presented bathroom with laundry facilities- Abundant storage throughout & double garage with back-lane access via Rolfe StreetLIVE. An idyllic lifestyle awaits in this peaceful pocket of Manly, where there is very little traffic, yet all of the vibrancy of this ever-popular beachside suburb is at your fingertips. Manly Beach is 600 metres away, or it's a flat walk into town, where you can browse through an eclectic selection of shops, cafes, bars and restaurants. Also within walking distance is Freshwater beach and village, or just around the corner is the Boy Charlton swimming pool, Harris Farm for groceries, and buses to the city or into Manly.RATESWater rates: Approx \$173.29 pqCouncil rates: Approx \$776.40 pqABOUT THE AREALocal Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular QuayShopping:- Manly Wharf restaurants and bars- Manly Corso shops, restaurants, cafes and barsSchools:- Manly Village Primary School- St Pauls College- Stella Maris CollegeWHAT THE OWNER LOVES:- This part of Manly is quiet and peaceful, but offers really easy access to both Manly and Freshwater lifestyle hubs- The living area gets great light throughout the day and is the perfect layout for entertaining.- The beach is a quick, level stroll away, and Harris Farm is just around the corner for shopping supplies.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. Some images show virtual styling.