

# 9 Birkley Road, Manly, NSW 2095



## House For Sale

Friday, 19 April 2024

9 Birkley Road, Manly, NSW 2095

**Bedrooms:** 4

**Bathrooms:** 3

**Parkings:** 2

**Area:** 335 m2

**Type:** House



Michael Clarke  
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Cherie Humel  
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## Auction

Standing resplendent high side from the street on Manly's tranquil Western Hill, this grand Federation terrace has been meticulously redesigned and recrafted for luxurious liveability and spectacular entertaining. Graced with soaring 3.2m rosette ceilings, elegant fireplaces, Tasmanian oak floorboards and plantation shutters, it allows the flexibility to incorporate separate living and dining spaces plus an entertainers' island kitchen flowing seamlessly to a covered deck with a built-in barbecue and a showpiece glass aquarium window framing underwater views of the pool. Placed amid private landscaped gardens with sunny decks and rear lane access, its sought-after location is within an eight minute stroll of Manly's beaches, wharf and cosmopolitan eateries.\* Elegant weatherboard and brick façade with a high gabled roof poised upon an exposed sandstone base \* Only two terraces in the row, three street frontages with landscaped gardens screening near level easycare front lawn\* Living room or fourth bedroom with built-in wardrobes and a sunroom/home office with built-in desk and bench seat\* Spacious living or dining area with a gas log fireplace adjoins the kitchen with a large stone dining/cocktail island\* Chef's kitchen with stone-crafted benches, gas cooktop, Gaggenau wall oven with plate warmer plus a Miele dishwasher\* Glass bi-fold doors open to covered entertainers' deck with built-in barbecue, strip heaters and retractable blinds \* Spacious bedrooms with built-ins, main with ensuite and ocean cameos, two include built-in desks and shelving\* Stylish white contemporary bathrooms with heated marble tiled flooring, heated towel rails plus a hot/cold shower and powder room near the pool\* Internal access to basement laundry with plenty of storage, concealed retractable stairs access an attic storeroom \* 120m to Ivanhoe Botanical Gardens, 360m to Fairlight Village and within walking distance of Manly West Public School\* Rear lane access to an automatic double garage with storage, sunny poolside decks with a built-in day bed Council: \$2,360pa approx.Water: \$773pa approx.