

9 Mildred Avenue, Manly Vale, NSW 2093



House For Sale

Thursday, 7 March 2024

9 Mildred Avenue, Manly Vale, NSW 2093

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 715 m2

Type: House



Garry Greco
0452269821



Alex Skipper
0433126602

Auction

Built three years ago and designed to absolute perfection, this sleek and stylish contemporary residence provides an idyllic resort-like sanctuary in one of the area's most sought-after streets. Focused around a family and meals area flowing to a covered entertainers' terrace with a wet bar and pizza oven, it comes complete with a further two living areas, stone island kitchen, home office and district views with a cameo of the ocean. Placed on 715sqm with level rear lawn, a sparkling pool and beautifully landscaped gardens, its peaceful family-friendly setting is only 400m to Manly Vale Public School and the Manly Dam hiking and biking trails plus a short stroll to cafes, supermarkets and B-Line city buses.* Level street access via a boardwalk through sunny north lawn and landscaped gardens to a covered portico* Impressive entrance foyer leads to a home office or fifth bedroom that adjoins a two-way guest bathroom * There's a living room on the entry-level and an upstairs family/media room that offer privacy and versatility * The extensive family and meals area adjoins the kitchen and they all overlook the rear lawn and pool* Stylish kitchen with four-seat stone island bench, gas cooktop, dishwasher and a handy butler's pantry area * The covered rear terrace features defined alfresco lounge and dining areas with an overhead fan, wet bar and pizza oven* Large bedrooms with a mix of built-ins, walk-in robes and fitted desks, two open to a sunny north balcony with views * Palatial main bedroom with two walk-in robes, ensuite and expansive district views that sweep to the ocean * The stylish bathrooms are finished in light coastal themes, the main has a bath plus a separate w/c with a bidet* High ceilings, tiled and engineered oak flooring, zoned ducted air conditioning, security alarm and large water tanks* Short stroll to Many Dam, recreational areas, minutes to Warringah Mall, Manly's attractions, beaches and the city* Deep enclosed near level rear lawn, sundeck with views by the pool and there's a studio or kid's playroom at the rear* Remote-controlled double lock-up garage with internal access and shelving plus store space at the rearOutgoingsCouncil \$2,433PA approxWater \$684PA approx