

# 94 Stratton Terrace, Manly, Qld 4179



## House For Sale

Thursday, 18 April 2024

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**Bedrooms: 4**

**Bathrooms: 3**

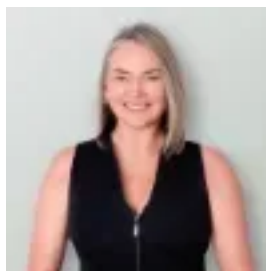
**Parkings: 2**

**Area: 405 m2**

**Type: House**



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## Auction

This exquisitely maintained family residence boasting exceptional street appeal is situated in the highly coveted Bayside location of Stratton Terrace, Manly. Known as the gateway to the stunning Moreton Bay and a celebrated yachting hub, this area boasts proximity to major maritime attractions including the East Coast Marina, Moreton Bay Trailer Boat Club, and the Royal Queensland Yacht Squadron-all just a stone's throw away. This contemporary residence, crafted by local boutique builder Kybro Construction, features spacious and adaptable living areas tailored for modern lifestyles. Built with considered thought and attention to detail this home offers exceptional quality throughout. From the moment you step through the impressive entry, you can envisage enjoying every aspect of this beautiful home. It certainly is destined to appease the most discerning of buyers. Spread across two generous levels, the home boasts a versatile layout that seamlessly integrates living spaces, promoting a lifestyle of comfort and elegance. Boasting North/East-facing alfresco living areas on both the upper and lower levels, this property encapsulates the essence of indoor/outdoor living, offering enticing glimpses of Moreton Bay, setting the perfect scene for relaxing moments with family and friends amidst the serene backdrop.

**Upper-Level Features:-** Two spacious bedrooms, including the luxurious master suite complete with walk-in wardrobe and stylish ensuite- Private study nook- Family bathroom- Open-plan living area comprising an expansive lounge and dining space- Stylish gourmet kitchen featuring stainless steel appliances, double Westinghouse ovens, four burner gas cooktop, SMEG dishwasher, butlers pantry, Caesar stone benchtops and island bench- Glass concertina doors offer a seamless transition to the private alfresco entertaining area from the living main space, boasting Moreton Bay views and refreshing bay breezes

**Lower-Level Features:-** Double lock-up garage with internal access- Two additional generous sized bedrooms with built-in wardrobes- Second family bathroom on the lower level- Spacious functional laundry- The lower level living area boast a spacious versatile space that is ideal for a kids break away space or teenage retreat. Opening out seamlessly to the expansive alfresco entertaining area overlooking the resort style in-ground pool and landscaped gardens, it is the perfect setting for enjoying leisurely summer afternoons

**Additional Features:-** Polished timber floorboards- Carpeted bedrooms- Split system air-conditioning units and ceiling fans for year-round comfort- Plantation shutters and privacy screens- Instant gas hot water- 10kw solar system with 24 panels- Situated within Manly State School catchment and easy access to some of Brisbane's finest schools and Colleges, including Moreton Bay Colleges' and Iona College- Close proximity to public transport for the daily commuter, with direct lines to Brisbane CBD, easy drive to Gateway motorway for access to the North and South Coasts, and 15 minutes to Brisbane Airport

The ideal Bayside location with Manly Harbour Village on your doorstep, showcasing an array of restaurants, cafes, boutiques, wine bars, 10km of bike/walking paths along the Esplanade, weekend markets, community events, and the Royal Queensland Yacht Club offering the best of Bayside living.

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own council and financial inquiries to verify any information contained herein. This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.