

**10/42 Victoria Parade, Manly, NSW, 2095**

STONE

**Apartment For Sale**

Friday, 16 August 2024

10/42 Victoria Parade, Manly, NSW, 2095

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## **Top-tier apartment - beach and village lifestyle**

Peacefully nestled behind the village in an exclusive tree-lined street connecting the beach and the harbour, this absolute premium security apartment boasts an extensive light-filled layout, stylish contemporary finishes and a vast covered wraparound balcony. Set amongst the treetops within the prestigious 'Pacific Harbour' with lift access, its unbeatable lifestyle setting is only 100m from the rolling waves at Manly Beach, a two minute stroll into Manly's cosmopolitan village scene and a five minute level walk to the city ferry terminal.

- Phenomenal trophy beach retreat for executives, downsizers or weekenders
- Exceptionally spacious living room with a separate dining area by the kitchen
- Glass sliders open to a wraparound entertainers' balcony with leafy outlooks
- Stylish open plan CaesarStone and gas kitchen with a stainless steel dishwasher
- Large bedrooms with built-ins with treetop outlooks, main with ensuite and balcony
- Ultra-modern bathrooms with heated flooring, internal laundry with storage
- Newly treated timber parquet flooring, freshly painted and new carpet
- Air con and ceiling fans in the living area and both bedrooms plus a gas outlet
- Set at the rear of the second floor within an immaculate full-brick building
- Covers a sizable 138sqm on title, newly painted, freshly treated timber floors
- Footsteps to beaches, shops, supermarkets, cafes, restaurants and ferries
- Large lock-up garage in a secure basement with visitor parking and lift access

Council rates: \$1,699pa approx

Water rates: \$691pa approx

Strata levies: \$2,042pq approx.