

**208/2 West Promenade, Manly, NSW 2095**

**Cunninghams**

**Apartment For Sale**

Wednesday, 19 June 2024

208/2 West Promenade, Manly, NSW 2095

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Sam Raso  
0407936862



Ben Jones  
0424277887

## Auction

Auction on site 13 July 2024  
FIND. Belying its central position in the heart of Manly, this designer contemporary apartment is a sanctuary of peace and calm. This meticulously crafted home has been finished to perfection with a sophisticated coastal aesthetic. It features an open-plan design, with effortless connections between indoors and out, a perfect north-facing aspect for optimum natural light, and sleek creature comforts that add function and ease to your life.  
LOVE. The lifestyle in Manly needs no introduction, and this home places you in the centre of the action while protecting you from the noise. Step out of your front door and be enveloped by the vibrancy of Manly's beach and cafe culture. Cushioned in the acclaimed 'Wharfside Residences' designed by Mijollo International, this is the ultimate executive beachside pad, an exciting offering for professionals and downsizers.  
- Impeccable contemporary security building designed by Mijollo International, with video intercom and lift access.  
- Light and spacious living and dining area with a handy built-in study nook, and an effortless connection to a sun-drenched north-facing balcony with peaceful treetop views drenched in natural light.  
- Modern kitchen with elegant marble counters, gas cooking, Miele appliances, integrated fridge/freezer, with a dishwasher and brekkie bar.  
- The large queen-sized bedroom enjoys the benefits of direct access onto the balcony and generous built-in wardrobes.  
- Flawless contemporary bathroom with timber touches and a rainfall shower with frameless glass; concealed European-style laundry.  
- Stylish engineered floorboards throughout, perfect for a beachside lifestyle.  
- High ceilings, ducted air-conditioning, continuous hot water, tons of internal built-in and a storage cage.  
LIVE. This is the perfect base from which to explore and enjoy Manly's iconic lifestyle offerings, which include its many harbour and surf beaches. Nip down the road to Manly beach for a surf, or stroll around to Shelley or Fairlight beaches for a relaxing swim. Manly town buzzes with a fantastic selection of shops, cafes, bars and restaurants. Bus stops are seconds away for easy travel around the northern beaches, or the wharf is moments away for a scenic commute to city.  
RATES: Water Rates: Approx \$171.41 pq Council Rates: Approx \$404 pq Strata Levies: Approx \$947.15 pq  
SIZE: Internal + Balcony: Approx 67 sqm Storage: Approx 1 sqm Total: Approx 68 sqm  
ABOUT THE AREA  
Local Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds  
- Manly Wharf ferries to Circular Quay  
Shopping & Dining:- Manly Wharf restaurants and bars  
- Manly Corso shops, restaurants, cafes and bars  
Schools:- Manly Village Public School  
- Mackellar Girls Campus  
- Balgowlah Boys Campus  
- St Pauls College  
- Stella Maris College  
WHAT THE OWNER LOVES:-  
It's so close to the ferry and bus services, so it's a great location for getting into the city.  
We love being so central to beaches, and having a choice of coastal walks on the doorstep. We love the walk up to Shelley and North Head.  
The apartment has a clean, modern design that functions really well and always looks neat.  
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