

3/14 Victoria Parade, Manly, NSW 2095

Cunninghams

Apartment For Sale

Friday, 10 May 2024

3/14 Victoria Parade, Manly, NSW 2095

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



James Haywood
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Guide \$1,800,000

FIND. This beautifully presented apartment offers the rare and exciting combination of off-street parking and a large entertainer's courtyard, plus a truly unbeatable beachside location that places the magic of Manly at your feet. With scenic oceanside or harbourside walks, a vibrant festival of bustling cafes and restaurants as well as boutique shopping at your immediate disposal, this fabulous home makes sense as an astute investment or an exciting step into the market.

LOVE. The lifestyle in Manly needs no introduction, and this home is idyllically positioned so you can enjoy it to its fullest. This floorplan is exceptionally spacious, and with the addition of the oversized courtyard, this is a truly outstanding option for downsizers, professionals or young families looking for the perfect beachside pad with space to entertain. - The combined living and dining area is spacious and has an effortless connection with the courtyard that wraps around the apartment. - There's tons of space to entertain and relax in the courtyard, which is protected with a natural screen of foliage, and partially covered from the sun. - Easy-care floorboards throughout, perfect for a beachside lifestyle. - Modern kitchen with stone counters, Bosch induction cooktop with textured subway tiles and a dishwasher. - The master bedroom enjoys the benefit of direct access onto the courtyard, whilst also featuring lots of built-in storage, whilst the second bedroom is a generous size. - Flawless contemporary bathroom with sleek black fixtures and textured tiles adding contrast to a fresh white bathtub with overhead shower. - Freshly renovated laundry with some storage space and a WC.

LIVE. Suited to those who thrive on being near the action, this super-central location in the heart of Manly puts every type of convenience and lifestyle attraction at your door. You are spoiled for choice with a vibrant festival of harbourside and surf beaches and dozens of boutique shops and bustling eateries within footsteps. Indulge yourself with stunning coastal and harbourside walks, including the beautiful track from Manly to Shelley Beach, or the trails around North Head. For those who commute to the city, it's an easy trip across the harbour on the ferry, or express bus services are also accessible in town.

RATES/SIZES: Water Rates: Approx \$171.41 pq Council Rates: Approx \$403.90 pq Strata Levies: Approx \$1,533.35 pq Size: Internal + Terrace Approx 138 sqm Parking Approx 14 sqm Total Approx 152 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 West Public School- Mackellar Girls Campus- Balgowlah Boys Campus- St Pauls College- Stella Maris College

WHAT THE OWNER LOVES:- We absolutely love living so close to the beach. We are constantly nipping over for a swim in the summer. - It's such a great atmosphere in Manly. There's always something going on and heaps of great cafes to visit. - We love having the large amount of outdoor space, which makes the apartment feels really large and open.

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