

5/97 Sydney Road, Manly, NSW 2095

Cunninghams

Apartment For Sale

Friday, 12 April 2024

5/97 Sydney Road, Manly, NSW 2095

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Sam Raso
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For Sale Guide \$700,000

FIND. This bright and fresh apartment presents an outstanding opportunity in a thriving beachside community. Situated within a small block of homes on the outskirts of Manly town, this apartment offers an affordable entry into the market, or a fantastic investment in a popular, beachside location. Its idyllic location is a quick stroll into Manly town, and within moments of stunning harbour beaches and vistas.**LOVE.** With a solid rental return, or the option of using it for short-term holiday rentals, this is a worthy addition to any discerning investor's portfolio. The apartment is in great condition, yet holds scope for value to be added should you wish.- First floor position in a small block with intercom access and dual-access via George Street- Living space connecting onto a neat kitchen with electric cooking and casual meals space- Queen-sized bedroom with carpet, north-facing and with great natural light- Tidy bathroom with a bathtub and overhead shower- Communal laundry facilities and a shared garden with clothes drying space**LIVE.** Every type of lifestyle convenience imaginable is at your fingertips, including a vibrant array of boutique shops, cafes, bars and restaurants in Manly town, as well as local shops in Balgowlah and Fairlight. The gloriousness of the harbour surrounds you, with beaches and coastal walks at the door, and you can enjoy super convenient access to the city via the ferry or bus services.**RATES:**Water rates: Approx \$171.41 pqCouncil rates: Approx \$404.00 pqStrata rates: Approx \$1,216.50 pq**SIZE:**Total: Approx 40 sqm**ABOUT THE AREA**Local Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular Quay**Shopping and Restaurants:-** Manly Wharf restaurants and bars- Manly Corso shops, restaurants, cafes and bars**Schools:-** Manly Village Primary School- Mackellar Girls Campus- Balgowlah Boys Campus- St Pauls College- Stella Maris College**WHAT THE OWNER LOVES:-** This is a fantastic location that allows you to walk into Manly to dip into all of the buzz and excitement there whenever you feel like it.- It's a quick and easy commute into the city, with bus services and the ferry nearby.- This is a great location for accessing harbour and ocean beaches.**Disclaimer:** Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.