

**125 Campbell Parade, Manly Vale, NSW 2093**

**House For Sale**

Sunday, 23 June 2024



125 Campbell Parade, Manly Vale, NSW 2093

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Tim O'Neill  
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## **Auction - If not sold prior**

Perched on a coveted north-facing position, 125 Campbell Parade presents a distinguished residence that blends comfort with coastal charm. This home offers expansive living areas and secluded outdoor spaces perfect for entertaining amidst lush, verdant gardens. The lower level of this home is dedicated to spacious living and practicality, featuring a generous living, dining area and a modern gas kitchen. Four bedrooms, and two bathrooms ensure ample accommodation for a growing family. Completing the convenience is an internal laundry, catering to everyday needs. Upstairs, discover an additional living area featuring a wet bar, perfect for entertaining guests or multi-generational living. Two more bedrooms provide private retreats, while a study offers space for work or hobbies. Enjoy the outdoors from two balconies that capture the day long sunshine, providing the perfect backdrop for sunrise and sunset moments. Positioned slightly elevated, the home maximizes natural light and privacy, offering a tranquil environment above the surrounding area. Abundant storage solutions include easily accessible attic space, ideal for keeping belongings organized and within reach. Outside, indulge in the serenity of the private garden, complete with workshop/storage sheds at the rear for added functionality. Solar panels contribute to energy efficiency, complementing the environmentally conscious design of the property. Equipped with undercover parking for two cars and additional space on the driveway, plus dual street access, this home ensures ease of living and flexibility. Located in close proximity to schools, shops, and transport options, and just a short stroll to sporting fields and the famous Manly Dam, it offers a lifestyle of convenience.

**Key Features:-**  
North-facing position ensuring natural light throughout the day- Spacious living zones on both levels, perfect for family gatherings and entertaining- Lush, green gardens surrounding the home, creating a peaceful retreat- Downstairs: Large living and dining area, modern gas kitchen, 4 bedrooms, 2 bathrooms, internal laundry- Upstairs: Additional living area with wet bar, 2 bedrooms, study, 2 balconies, 1 bathroom- Elevated position for privacy and scenic views- Ample storage including easily accessible attic space- Undercover parking for 2 cars - Dual street access for added convenience- Solar panels for energy efficiency- Expansive private garden with workshop/storage sheds