

**21 Laurie Road, Manly Vale, NSW, 2093**



**House For Sale**

Wednesday, 31 July 2024

21 Laurie Road, Manly Vale, NSW, 2093

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Garry Greco  
0299773300

## Rare entry-level opportunity

Move straight into this immaculately preserved, near-original 70s bungalow and redecorate, or renovate (STCA) and create a fabulous family home in a premier central leafy street. Seize a rare near entry-level opportunity to buy into one of Sydney's fastest moving lifestyle hotspots with cafes, supermarkets and B-Line city buses all within a five minute stroll of the doorstep and Manly Beach only a near level walk or short bike down the road.

- \* A single level brick residence flooded with natural light
- \* Generous L-shaped living space with a separate dining area
- \* Tidy open plan kitchen plus a spotless full bathroom
- \* Three spacious bedrooms furnished with built-in wardrobes
- \* Large laundry (possible bathroom), timber floors and air con
- \* Separate retreat with office space, kitchenette and bathroom
- \* Set on 386sqm of gently sloping, low maintenance grounds
- \* Extensive rear entertainers' terrace and private patio area
- \* 350m to Coles and 450m to the Seven Miles Espresso Cafe
- \* 550m to express B-line city buses, 650m to Graham Reserve
- \* Eight minute stroll to Mackellar Girls or Manly Aquatic Centre
- \* Moments from Manly Vale Public School and Warringah Mall
- \* Automatic lock-up garage, 16 minute walk to Manly Beach

### Outgoings:

Council \$2,545PA approx

Water \$691PA approx