

**26 Parramatta Street, Manly, Qld 4179**



**House For Sale**

Wednesday, 19 June 2024

26 Parramatta Street, Manly, Qld 4179

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



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## All Offers Considered

A rare development opportunity in Manly is now available and it offers plenty of different options. This property has no traditional character overlay therefore it can be demolished. Two storey homes to 9.5m in height can be built (STCA). What is on offer is a 810m<sup>2</sup> block with a gentle slope left to right with no overland flow or stormwater issues and fits into the RiskSMART category. Parramatta Street has seen massive change and growth in the last 10 years and there are not many development opportunities left in Manly. With barely any land available in Manly, this 810m<sup>2</sup> parcel is absolutely a one time chance to grab something that gives you so many opportunities. The residence is in good condition and has a spacious floorplan due to an extension and wrap around verandah that was added. Offering 3 bedrooms, 2 bathrooms, 2 separated internal living areas, a large wrap around verandah and a good sized backyard. The kitchen is well appointed and is large in size for a home of this age. With a tree lined street in the Manly State school catchment and just a short stroll St John Vianney primary school this could be the big block you have been looking for to either renovate or build your dream home on.

26 Parramatta Street Manly Offers plenty of different opportunities- Quiet street with no traffic, only a few homes that haven't been rebuilt or renovated- Located in a elevated position that will offer views from the North & South- 810m<sup>2</sup> block level with the street with a slope left to right - Close to Manly Village, train station and waterfront- Lift and renovate the current home or just renovate the current home- Live in the home as is and enjoy the tranquil lifestyle- Build your dream home and sell the block next door once subdivided- Build on both blocks and sell both once subdivided- Build your dream home on a 810m<sup>2</sup> block and raise your family here- Sell both blocks the options are endless- Landbank this property for future growth- Walking distance to everything the Bayside lifestyle offers- Only 20 minutes to Westfield Carindale and 5 minutes to Wynnum Plaza- 25 minutes to the CBD, 20 minutes to the airport, 15 minutes to the Gateway Motorway and 2 minutes to the train station. Residence features- Large wrap around verandah with excellent privacy- Spacious open plan living and dining the flows to the verandah- Separate living at the rear that also flows to the verandah- 3 Bedrooms all with built ins - 2 Bathrooms in good condition- Carport and shed for your car- Beautiful timber floors throughout and feature wood panelling- Kitchen has quality appliances and ample bench and storage space- Solar panels, ceiling fans and air conditioning Make the call today for your private inspection or to gain further information. Don't wait to be told it is sold!