

30 Mildred Avenue, Manly Vale, NSW, 2093



House For Sale

Thursday, 1 August 2024

30 Mildred Avenue, Manly Vale, NSW, 2093

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Domenic Coniglio
0423177123



Cranston Schwarz
0413142222

Family Haven with Endless Potential in Exclusive Cul-De-Sac

Held within the same family for decades, this charming single-level brick home presents a unique opportunity in a sought-after locale, just a short walk from Manly Vale Public School, Manly Dam Reserve, and B-Line city buses.

Set on approximately 701m² of gently sloping land, the property boasts a perfect north-to-rear aspect, ensuring abundant natural light throughout the day. The well-designed layout features a modern kitchen with district views, separate formal living areas, and a tastefully updated bathroom, making it ready to enjoy as-is or offering potential for further personalisation.

Key features

- Three bedrooms all with built-in robes and ceiling fans
- Expansive windows throughout ensuring all day sun and airflow
- Modernised kitchen with induction cooktop, dishwasher and ample cupboard space
- Spacious formal lounge room with air conditioning
- Separate formal dining room, carpet throughout and enclosed sunroom
- Modern bathroom and external laundry with second toilet
- Side access to large level yard complete with undercover entertaining/BBQ area
- Carport and additional off-street parking for 2 cars
- Potential to renovate or extend (STCA)

Within arm's reach

- 350m to Manly Vale Public School
- 500m to Manly Dam riding and walking trails
- Public transport, express routes to CBD
- Westfield Warringah Mall
- Warringah Golf course

Nitty gritty details

Size: 701.9m²

Water Rates: \$172.29 p/q approx.

Council Rates: \$636.44 p/q approx.

Rental potential: \$1,600.00 - \$1,800.00 per week

Buy Well. Sell Well. Rent Well.

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