

**53 Pine Street, Manly, NSW, 2095**



**House For Sale**

Thursday, 22 August 2024

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Clarke  
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## Modern versatility

Poised above a tranquil slip cul-de-sac with sweeping leafy views to the north, this stylish residence is designed for flexible modern living with a separate retreat providing options for multi-generational families or extra income. Refreshingly bright and breezy, renovated from top-to-bottom and extending to a sunny north verandah plus a private rear deck and near level lawn, it is only footsteps from Manly Andrew "Boy" Charlton Swim Centre and a six-minute stroll to Manly Beach.

- \* Generous L-shaped living space with a separate dining area and a north window framing leafy views
- \* A wide verandah captures the northern sun, sweeping district vistas and soothing summer breezes
- \* Sleek CaesarStone kitchen with a ceramic cooktop, stainless steel dishwasher and a pantry
- \* Ample double bedrooms, sunny main has mirrored built-ins and district views and the second has built-ins
- \* Completely refurbished whole floor rumpus/guest studio with kitchenette, sleeping area and bathroom
- \* Chic as-new family bathroom with separate bath, shower and w/c, high ceilings and timber flooring
- \* Extensive rear entertainers' deck steps to private near-level enclosed lawn framed by palms and a frangipani
- \* Discretely recessed from the street in a slip-cul-de-sac, 499sqm on title with landscaped easycare gardens
- \* Slip across the road to the swim centre with heated indoor/outdoor pools, spa, sauna, steam room and gym
- \* Short stroll to Graham Reserve, express city buses, Harris Farm and eateries on Pittwater Road or mid-beach
- \* Easy walk or bicycle to the primary school, Manly's cosmopolitan village hub, beaches and the city ferry terminal
- \* Lock-up garage with a giant storeroom plus a garden storage shed and off-street parking

Council: \$3563pa approx.

Water: \$686pa approx.