

**8d/29 Quirk Rd, Manly Vale, NSW, 2093**



**Apartment For Sale**

Wednesday, 15 January 2025

8d/29 Quirk Rd, Manly Vale, NSW, 2093

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## **Luxuriously Renovated, Internal Laundry with Double Balcony.**

Luxuriously Renovated, Internal Laundry, Double Balcony, Ready to Move In!

Nestled at the rear of a beautifully maintained complex, this exquisitely renovated two-bedroom apartment is a haven of light and serenity. Boasting a refined ambiance, a choice of two private balconies, and the convenience of a lock-up garage, this residence seamlessly blends style with practicality. It's the ideal canvas to infuse your personal touch while enjoying its impeccable finishes.

### **LOVE:**

Experience a harmonious blend of tranquility and accessibility in this meticulously designed apartment. Its peaceful, leafy outlooks from every window offer a sense of retreat, yet the location ensures effortless proximity to vibrant lifestyle amenities. Stroll to local supermarkets, hop on the B-Line bus to the city or enjoy the nearby parks, beaches, and lively cafes. Perfectly suited for first-home buyers or savvy investors, this gem is set in the highly sought-after Northern Beaches, just minutes from Manly.

### **Features You'll Adore:**

- Quiet and Private Location: Positioned at the rear of the complex, away from traffic noise, with lush, leafy vistas.
- Brand New floorboard and skirting board throughout.
- Brand New blinding installed.
- Spacious Living: Open-plan lounge and dining area flowing onto a west-facing balcony, ideal for relaxing or entertaining.
- Brand New modern kitchen: White marble stone benchtops, large granite stone basin, equipped with gas cooking, electric oven and a dishwasher, internal laundry.
- Comfortable Bedrooms: Queen-sized master with built-in robes and its own private balcony; a spacious second bedroom with tranquil views.
- Immaculate Bathroom: Full bathroom with bathtub and LED mirror.
- Internal Laundry and Split air-con are both available.
- Ample Storage: A single lock-up garage with an additional mezzanine storage level.

### **LIVE:**

This premier location offers the perfect blend of convenience and leisure. Positioned in a leafy enclave, residents enjoy easy access to supermarkets, express city buses, and a variety of dining options. With scenic reserves, Manly Dam, and picturesque bike paths to Manly nearby, the lifestyle on offer is unparalleled. Local highlights include the Andrew Boy Charlton swimming pool, Harris Farm Markets, and an array of beaches.

### **Rates & Sizes:**

Water Rates: Approx. \$172.79 per quarter

Council Rates: Approx. \$420 per quarter

Strata Rates: Approx. \$1405.83 per quarter

(All Approx.)

Internal + Balcony: Approx. 61.3 sqm

Garage Size: 17.4 sqm

Total Size: 78.7 sqm

(All Approx.)

### **Local Highlights:**

Transport: Express buses to the CBD and connections to Manly, Westfield Warringah Mall, and surrounding areas.

Shopping & Dining: Manly Vale shops and cafes, Westfield Warringah Mall, and Manly beachfront boutiques and eateries.

Schools: Manly Vale Public School, St Kieran's Catholic Primary School, Mackellar Girls Secondary Campus, and Balgowlah Boys Campus.

Owner Insights:

"We love the centrality of Manly Vale close to Manly, the beaches, and just a quick commute to the city."

"Being able to walk to supermarkets and cafes is a huge plus, and we enjoy riding our bikes to Manly along the level paths."

"The apartment is quiet, private, and flooded with natural light, a perfect retreat from the bustle."

Disclaimer:

While we have taken great care to ensure the accuracy of this information, we encourage all interested parties to conduct their own due diligence. Please note that photos, maps, and images may be illustrative and not represent the current state of the property.