

13 Herbert Street, Manly, NSW, 2095



House For Sale

Wednesday, 15 January 2025

13 Herbert Street, Manly, NSW, 2095

Bedrooms: 3

Bathrooms: 2

Type: House



Michael Clarke
0299773300



Casey Faets
0299773300

Carefree coastal splendour

Experience the ambient charm of yesteryear and the modern comforts of today in this beautifully reimagined early 1900s semi hushed away atop the exclusive Western Hill within a stone's throw of Manly Beach. An enchanting beach house with a wonderfully functional and versatile layout, it features a sun-drenched living space with northerly views, a dining room adjoining a sleek as-new island kitchen plus a rumpus retreat area downstairs with a bathroom and bedroom that throws up plenty of living options. Placed on easycare grounds with private entertainers' courtyards front and rear, it is only a short stroll to Graham Reserve and Manly Aquatic Centre and less than a 10 minute wander to Manly Beach and Village.

- * Bright and sunny living space with a small sitting area under a window with leafy district views to the north
- * The dining room with a fitted timber bench seat and glass atrium overlooks and opens to the rear courtyard
- * Sleek as-new kitchen with a stone island bench, induction cooktop, wall oven and integrated dishwasher
- * Spacious bedrooms with built-ins, stylish modern bathrooms, home office opens to a private sunny north courtyard
- * External and internal access to a downstairs rumpus retreat with a fitted desk and adjoining bedroom and bathroom
- * High patterned ceilings, leadlight windows, timber/tiled flooring, plantation shutters and ducted air-con
- * Private enclosed rear courtyard and a leafy screened north courtyard, hot/cold beach shower, attic storage
- * Possible future scope to go up or to add a car space at the front (STCA), unrestricted parking on the street
- * Stroll to Manly Village/Beach in less than 10 minutes, walking distance to Manly West Public School or Manly Wharf

Council: \$2,629pa approx

Water: \$676pa approx