

Property Summary

Apartment Size	Internal & Terrace: 97 sqm Parking: 16 sqm Total: 113 sqm
Age of building	1976 – 48 years old
Any major works	<ul style="list-style-type: none">- Bathrooms renovated- Renovated laundry room- Updated kitchen- Fresh paint throughout- Water filtration system installed- Outdoor heaters installed- Outdoor light fixtures installed- Balcony garden landscaped- Roof for entire building recently replaced by strata
Construction type	Full Brick
Units in block	38 units
Sinking fund approx	\$273,942 approx
Strata Manager	Strata Life
Property’s aspect	North-Facing Bedrooms
Water rates	\$172.10 pq approx
Council rates	\$403.90pq approx
Strata levies	\$1,987pq approx
Rental estimate	\$1,100 - 1,200 per week
Owner occupied, tenanted or vacant	Owner Occupied
Reason for moving	Upsizing

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Foxtel, ADSL, NBN?	NBN installed
Security alarm system	Intercom system at building entry
Pet friendly	Yes, pending strata approval
Storage	Internal storage cupboard in hallway
Parking situation	Single parking space in security car park.
Visitor Parking	Yes
Location	<div>- Manly Wharf buses are at the doorstep, easy stroll to parks and cafes</div> <div>- Easy walking distance to Manly’s hub plus Freshwater Beach/Village</div>
Features	<div>- Additional features include high ceilings, engineered timber flooring and plantation shutters</div> <div>- Gaze from the ocean to Vacluse Lighthouse and the Chatswood skyline</div> <div>- Breathe in leafy district views, mesmerising sunsets and dazzling night lights</div> <div>- New whole-home water filtration system and overhead strip heaters on balcony</div> <div>- Secure undercover car space</div> <div>- Immaculate full brick building, exclusive secure wing of three residences</div> <div>- Common rear lawn adjoins the lagoon just metres from Aitken Reserve</div>

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