



## PROJECT SUMMARY

### 59 CAMPBELL PARADE, MANLY VALE

#### LOCATION

There's not many places in the world spoiled with such a diverse and desirable ensemble of exciting lifestyle choices literally at your fingertips. From its close proximity to beaches and the city to its supermarkets and evolving café culture, Manly Vale has something for everyone and more.

The new B-line buses run every ten minutes to the city and get you there in 15-20 minutes, you can ride a bicycle to Manly Wharf and Beach within 10 minutes, and Westfield Warringah Mall's world-class shopping mecca is literally just a few minutes down the road.

Closer to home there's a Coles and Woolworths supermarket, a plethora of parks and playing fields, multiple schools and the pristine national parklands around Manly Dam Reserve. Combine this with its close proximity to the soon to be completed Northern Beaches Hospital and the imminent construction of the Northern Beaches Tunnel, which will exit in Manly Vale, the suburb is set to continue its transformation into the thriving cosmopolitan gateway to The Northern Beaches, with capital growth tipped to explode.

#### PROPERTY MIX

A boutique development of 4 terraces each comprising of;

- 3 bedrooms with built wardrobes
- Miele fitted Caesarstone kitchen
- A study room or an extra living area
- 2 alfresco terraces plus elevated balconies
- 2.5 sleek contemporary bathrooms
- Lockup garages plus large storage room

#### TITLE

Strata title - a strata estimate can be provided

#### FINISHES

Each terraces has been crafted by Ray Fitzgibbon + Morgan and the finishes handpicked by the projects team. There has been specific attention paid to ensure we are delivering a level of finish and quality, above what is on offer from competing companies on the northern beaches. We are proud to have a full finishes schedule available for purchasers to review with our sales pack. We offer everything you expect and more from this high quality development.

#### FACILITIES AND CAR PARKING

All homes benefit from the secure underground parking with extra-large storage rooms on title and additional loft storage space.

#### TITLE

Freehold Strata Title - a strata levy estimate can be provided to purchaser to review

#### RENTAL ESTIMATE

Properties at Arc, 59 Campbell Parade, Manly Vale, will achieve between \$800- \$950 per week in rent.

**TIMING** - Anticipated Completion Late 2019