



## MANLY, NSW

### Harbourside investment with massive potential

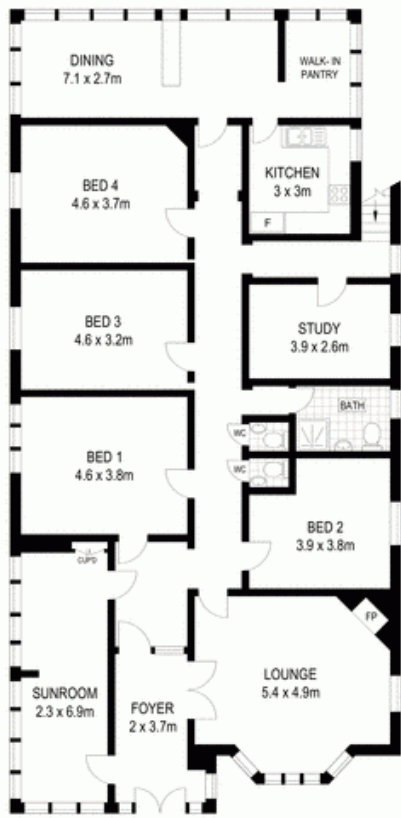
With a guaranteed rental return for the next three years approximately, this freestanding character home offers a unique opportunity to secure a prime position now and capitalise (STCA) at a later date. Perfectly located, it is only a few minutes stroll from Manly Wharf.

- Dual level residence set on a near level 524sqm holding.
- Grand entry, high ceilings, leadlight windows, timber floors.
- Generous living space with open fire and north bay window.
- Casual living space plus an enormous north easterly sunroom.
- Modernist kitchen, gas stove and stainless steel dishwasher.
- King-size bedrooms offer scope to create extra living spaces.
- Home office, tidy bathrooms, secured tenant.
- Future scope to reconfigure or rebuild (STCA) and add value.
- Stroll to Manly Cove Beach, Manly Wharf and vibrant eateries.
- Two car spaces & lock-up storerooms, private level rear lawn.

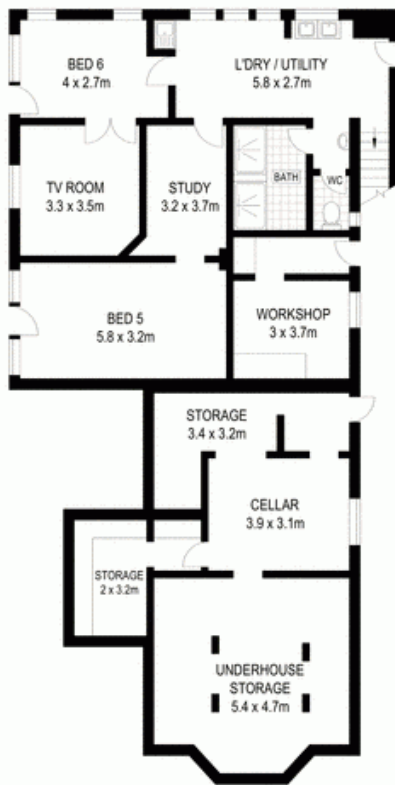


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↑  
**GROUND FLOOR**



**LOWER GROUND FLOOR**



**SITE PLAN (NOT TO SCALE)**



0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

**McGrath**