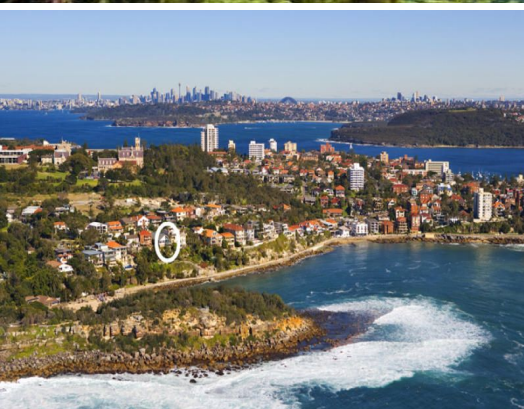


The logo for Stone Real Estate, featuring the word "STONE" in a bold, white, sans-serif font inside a white rectangular box with a speech bubble tail pointing downwards and to the right.

ACTUAL VIEW



46 Bower Street MANLY, NSW

2 

1 

Revel in unrestricted 180 degree ocean and beach panoramas

Golden opportunity to utilize an existing DA and fashion your dream home to taste in one of Sydney's most exclusive seaside locations. Perched directly above Shelly Beach with a North aspect, it gazes along the coastline to far Pacific horizons.

Revel in unrestricted 180 degree ocean and beach panoramas

Overlooks Fairy Bower to Manly Beach and Queenscliff

Far-reaching vistas encompass most of the Northern Beaches

Footsteps to Shelly Beach and the marine sanctuary

Stroll to Manly Beach, the wharf and colourful eateries

Existing undercapitalized full brick semi detached home

Tidy kitchen and bathroom, large sun-drenched living space

On 698sqm of shared grounds cascading down to the walkway

Plans approved for a three bedroom plus study luxury home

Two bathrooms and carport are also included in approval

Price:

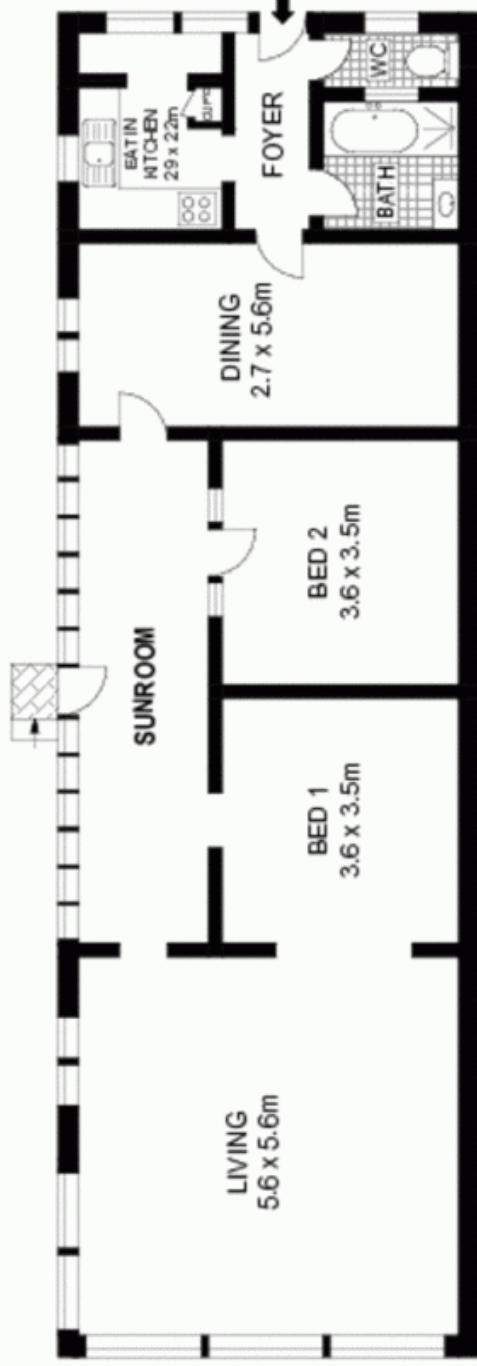
Over
\$2,300,000

Stone Manly

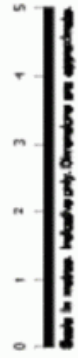
02 8962 2200



SITE PLAN (NOT TO SCALE)



GROUND FLOOR



McGrath

46 Bower Street, Manly