



45B King Street MANLY VALE, NSW 3 2 2

### Ideal entry level starter home for young families

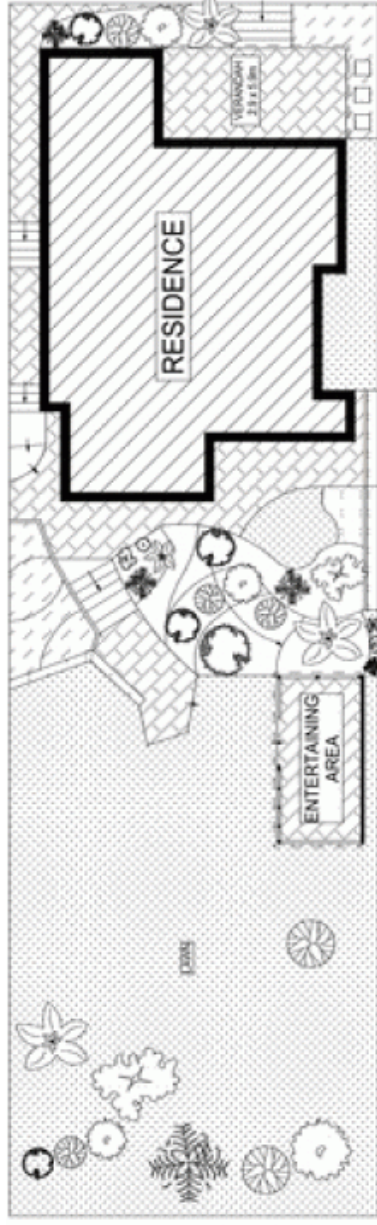
Nestled on 538sqm of private near level lawns in a quiet yet ultra-convenient location, this spacious full brick residence is brimming with potential. Live in comfort from day one or express your creative flair and restyle to your own exacting taste.

- A rare entry level opportunity to own a freestanding home
- Metres from King Reserve, short amble to Manly Dam Reserve
- Only a few minutes stroll to shops, eateries and city buses
- Living area opens to covered patio, sweeping northerly views
- Formal and casual dining areas, easy flow to rear garden
- Functional open plan granite kitchen, gas stove, dishwasher
- Double bedrooms, two with built-ins, original retro bathroom
- Lower ground floor utility rooms plus a modern bathroom
- Private child-friendly level lawns with entertainers' cabana
- Double lock-up garage, high ceilings, floating timber floors

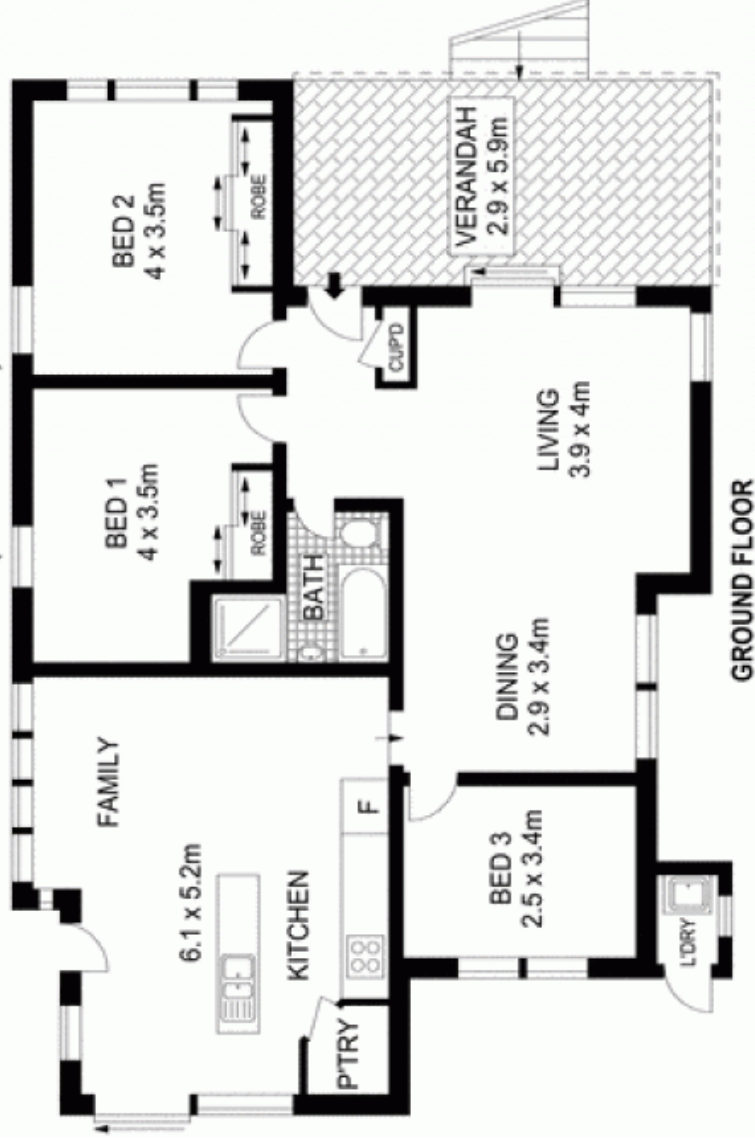
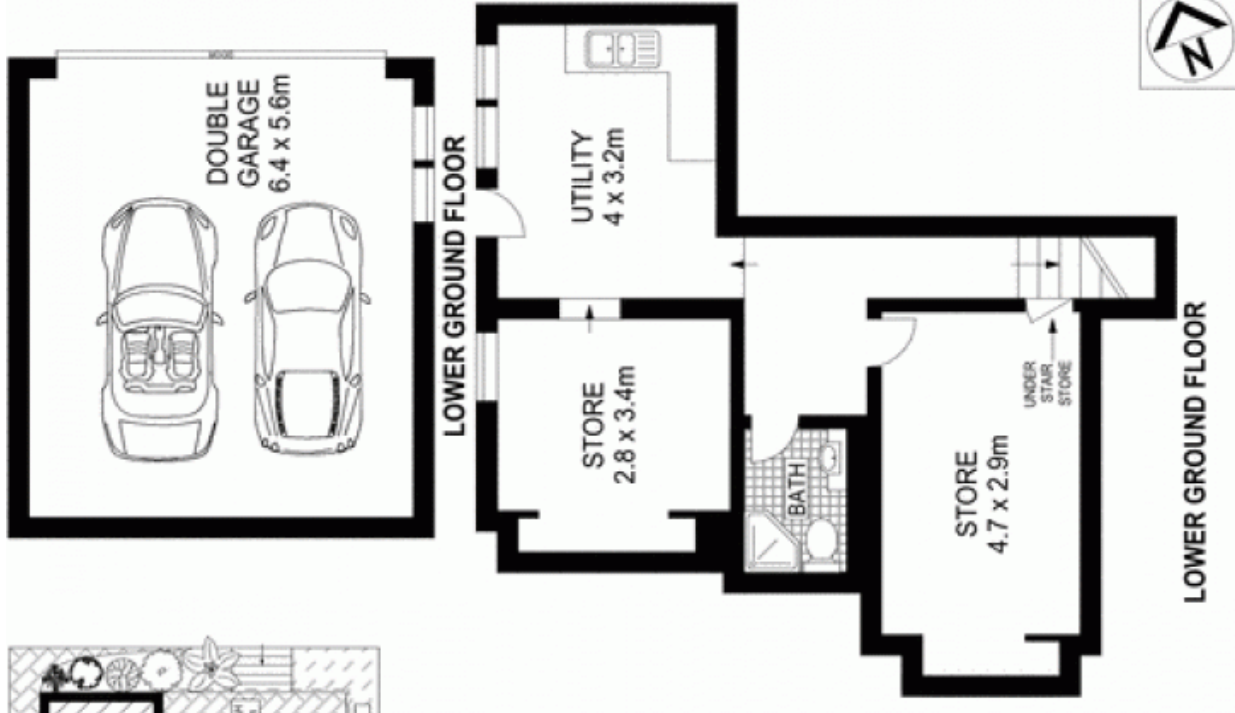
**Price:** Price guide over \$760,000

**Stone Manly**

02 8962 2200



**SITE PLAN (NOT TO SCALE)**



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**

45B King Street, Manly Vale