



36 Aitken Avenue QUEENSLIFF, NSW



Tri-level beach house with DA plans for a superb masterwork

Commanding a superior elevated position overlooking Manly Lagoon and minutes from Queenscliff beach, this tri-level home includes a comprehensive DA approved renovation for a new family master-work. This hidden peaceful cul-de-sac is the area's best kept secret.

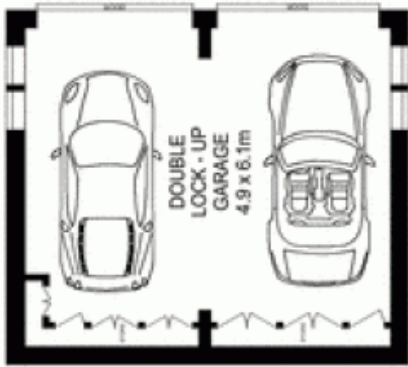
- Direct access to buses, lagoon and Aitken Reserve, stroll to beach
- Perfect as is, offering spacious layout and lagoon sunsets
- Self-contained ground floor apartment with strong rental return
- New chefs kitchen with European appliances, stainless steel tops
- Apartment/in-law accommodation boasts new Corian kitchen
- Double sized master suite, plantation shutters and walk-in
- New home would showcase Californian beach inspired design
- Plans provide extra bedrooms, full in/outdoor integration

Price:

Price guide over \$1,500,000

Stone Manly

02 8962 2200



STREET LEVEL

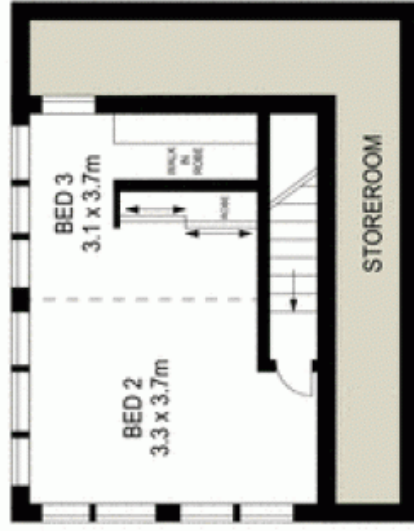
SITE PLAN (NOT TO SCALE)



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



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.

36 Aitken Avenue, Queenscliff

McGrath