



45 William Street NORTH MANLY, NSW

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### Original beach house on a fabulous block of land

An ideal starter home for young families, this immaculately preserved single level property is brimming with possibilities. Blessed with multiple living spaces and a versatile layout, it is embraced by 594sqm of private near level lawns and gardens.

- Rare entry level offering with excellent scope to add value
- Well presented with options to move straight in or refresh
- Air conditioned living room with sun soaked northerly aspect
- Media room or additional bedroom plus a separate dining room
- Two sunrooms offer office space and small bedroom option
- Ample double bedrooms with built-ins and air conditioning
- Tidy modernist kitchen and bathrooms with options to update
- Level rear lawns framed by blossoming established gardens

**Price:**

Price guide over \$850,000

**Stone Manly**

02 8962 2200



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.

45 William Street, North Manly

**McGrath**