



45B King Street MANLY VALE, NSW



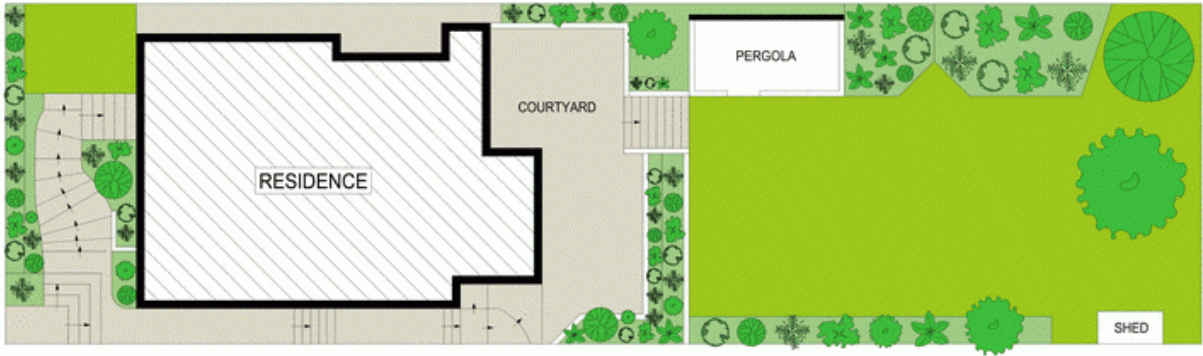
### Versatile family living in sunny northerly setting

Defined by its bright open interiors, modern finishes and sunlit northern aspect, this fabulous family home comes complete with a separate guest or teen retreat. Set on 538sqm with deep child-safe rear lawns, it is nestled in a premier quiet leafy locale.

- Ideal for extended families with versatile living options
- Central location only metres to King Reserve and playground
- Short stroll to the primary school, Manly Dam and city buses
- Generous living space with fireplace, separate dining room
- Large sunroom opens to private lawn awash with northerly sun
- Stylish island kitchen with electric cooktops and dishwasher
- Ample double bedrooms with built-ins, ultra-modern bathrooms
- Retreat with living room, bedroom, kitchenette and bathroom

Stone Manly

02 8962 2200



SITE PLAN (NOT TO SCALE)



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.

45B King Street, Manly Vale

**McGrath**