



41 Innes Road MANLY VALE, NSW

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### Charming cottage offers exceptional potential

With a sun filled north aspect and spacious rear gardens, this lovely weatherboard cottage will appeal to first time buyers in this sought-after suburb. Its setting is moments from the heart of Manly, close to Warringah Mall and a stroll to city buses.

- Light soaked front lounge room with combustion fireplace
- Lounge opens through expansive glass doors to sunny verandah
- Second living/rumpus with an additional guest powder room
- Tidy eat-in kitchen overlooks the fully fenced rear gardens
- Both of the double sized bedrooms include built-in wardrobes
- Original bathroom in good condition, separate tub and shower
- Excellent scope to update in both the kitchen and bathroom
- Substantially increase the living space with addition (STCA)

Price: Price guide over \$950,000

**Stone Real Estate**  
02 9949 2822  
**Seaforth**