



37 Addison Road Manly, NSW

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### Eastern Hill home on large 695.6sqm block

Set on a large parcel of land, this double brick home with Federation features is artfully presented throughout. The classic interiors are ready for a new family to enjoy as, or capitalise on the potential. The home is positioned for an enviable lifestyle, situated on Manly's exclusive Eastern Hill, you will not be compromised on proximity.

- Solid double brick and sandstone home with classic original features
- Exposed beams, leadlight windows, ornate ceilings throughout
- The floorplan is centred around an elegant entrance and sky lit hallway
- Graceful formal lounge features classic 1930s fireplace with mantelpiece
- Sensitive renovated gas kitchen with Smeg appliances opens to terrace
- Generously proportioned master bedroom and 2 bedrooms/study
- Remodelled bathroom, external laundry, double carport plus off-street parking
- Catchment zone for Manly Village Public School and premier private schools

Price:

\$4,100,000



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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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