



35 Smith Street Manly, NSW

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### Elegance and tranquillity in premier address

Nestled in one of Manly's most picturesque and highly sought-after beachside streets, this gorgeous Federation semi has been faithfully restored and tastefully updated to provide a residence of rare elegance, style and privacy. Opening to an extensive tropical entertainers' deck, it is three minutes barefoot to the beach and a short level stroll to Manly Wharf and eateries.

- Freestanding to the north, adorable facade with private timber-posted verandah
- Entrance hall with sculpted archway, high ceilings and wide timber floorboards
- Lounge room with cast iron fireplace, sky-lit living and meals area at the rear
- French doors open to vast enclosed deck and tropical gardens with leafy views
- Modern open plan kitchen with breakfast bar and European appliances
- Spacious bedrooms, ultra-chic bathroom, loft storage with pull-down stairs, potential to add second storey (STCA)
- Sandstock brick feature wall, air conditioning, ceiling fans and gas outlets
- Short stroll to the Aquatic Centre and local eateries, level walk to schools

Price:

Contact agent



**Adam Moore**

0428 319 096



SITE PLAN



TOTAL LAND AREA : 209 SQM  
 TOTAL LIVING AREA : 122 SQM

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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