







35 Smith Street Manly, NSW

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## Elegance and tranquillity in premier address

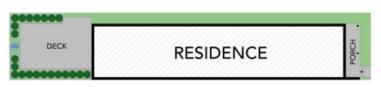
Nestled in one of Manly's most picturesque and highly sought-after beachside streets, this gorgeous Federation semi has been faithfully restored and tastefully updated to provide a residence of rare elegance, style and privacy. Opening to an extensive tropical entertainers' deck, it is three minutes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