



15/140 Addison Road Manly, NSW



### North facing premium Eastern Hill apartment

Generously proportioned, flooded with natural light and brimming with potential, this well-presented deceased estate opens to a sunlit northerly terrace with views of the village and ocean plus a second balcony overlooking the St Patrick's Estate. Located just above Cabbage Tree Bay on the Eastern Hill, it is a short stroll from the village, wharf plus Manly and Shelly Beach.

- Nestled amid the park-like grounds of the exclusive 'Marlborough Gardens'
- Oversize light filled living space with separate dining area opens to terrace
- Sunny terrace with northwest aspect and views over the village to the ocean
- Tidy kitchen with dishwasher offers scope to convert to open plan (STA)
- Large bedrooms with built-ins and balcony with views to St Patrick's Seminary
- Large tidy full bathroom, internal laundry can be converted to second bathroom (STA)
- 134.8sqm on two titles, third floor, lift access, end setting with three aspects
- Two lock-up garages plus lock-up storage cage, scope to add significant value

Price: \$2,000,000



**Adam Moore**

0428 319 096



**Mark Skeens**

0401 241 381



(NOT IN POSITION)



(NOT IN POSITION)



(NOT IN POSITION)



The floor plan is not to scale, measurements are indicative and in metres. Colour elements are not to position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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STONE



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