



5/31 Gordon Street Manly Vale, NSW



## The perfect blend of convenience and potential

Within easy access of everyday conveniences, this north-facing apartment set in a low-rise boutique security block is positioned for lifestyle and convenience. An ideal entry level first home or investment, the apartment offers an exceptional opportunity to add value with some modern enhancements and capitalise on this fantastic location with easy access to B-line city buses, Warringah Mall, cafes, restaurants and just a five-minute drive from Manly and beaches.

- Highly-practical floorplan with north-facing living/dining extending out to sunny covered balcony
- Generous master bedroom with built-in robes; good-sized second bedroom
- Neat and tidy bathroom with separate bath and shower, plus separate WC
- Original kitchen with servery window to living and potential to open up to living (subject to strata approval)
- Freshly-painted and carpeted throughout
- Large internal laundry
- Lock-up single garage with storage space and internal access

**Price:** Price Guide \$850,000  
**Council Rates:** \$403.90 p/q  
**Water Rates:** \$173.29 p/q



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5/31 Gordon St  
Manly Vale

STONE



Internal Living: 70 sqm  
External Living: 4 sqm  
Total Living Area: 74 sqm



The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in 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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