



2/2 Birkley Road Manly, NSW

2 1 1

### Effortless connectivity and Manly's beachside charm at your doorstep

Located in the iconic 'Birkley Plaza' security building, just 350m from the beach, this spacious two-bedroom apartment offers an exceptional opportunity to enjoy the Northern Beaches lifestyle, allowing seamless in/outdoor interaction due to floor-to-ceiling glass. Just 450m easy walking distance to the cosmopolitan heart of Manly with thriving restaurants, supermarkets and world-famous Manly Beach only metres from your doorstep.

Easy walk to the ferry, making your daily commute to the city or weekend getaways a breeze!

- Extensive combined lounge and dining area with Northerly aspect and pleasant leafy outlook, leading to the verandah
- Spacious, fully enclosed light & bright verandah, ideal for relaxed entertaining all year round
- Neat & tidy kitchen with stone countertop and ample cupboard space

Enjoy the ultimate beachside lifestyle and fall in love with the unparalleled convenience ...

**Price:** SOLD  
**Council Rates:** \$404.00 p/q  
**Water Rates:** \$180.00 p/q



**Greg Duce**

0409 749 287



**Irena Allen**

0488 609 961

2/2 Birkley Road  
Manly



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.

2/2 Birkley Road  
Manly



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.