



17/33 Malvern Avenue Manly, NSW



**Sold by Eddy Piddington 0414 333 907**

**Price:** \$2,575,000

From a soaring sixth floor vantage point within the 'Malvern Towers' security building, this impressive apartment reveals spectacular ocean views that sweep from Queenscliff beach down to Shelly headland and Manly Village. Exceptionally bright and spacious, comfortably modern and blessed with a large covered seaside balcony, its peaceful setting is literally footsteps from the beachfront.

- Overly spacious living room and separate dining area with side bar and library
- Easy flow through new glass stacker doors to a covered seaside balcony with views, ceiling fans throughout
- Tidy kitchen with dishwasher and servery to dining area offers scope to enhance
- Generous bedrooms with built-ins and ocean/district views, master with ensuite
- Neat and complete full bathroom, separate laundry, timber floors, lift access
- Step out the door and it's footsteps to the sand, surf, cafes and restaurants
- Stroll down the seaside promenade to The Corso, Manly Wharf and vibrant eateries
- Rare 2 car parking includes auto lock up garage plus secure underground parking

Council rates: \$403pq approx.



**Eddy Piddington**

0414 333 907



**Lachlan Phillips**

0481 007 320

17/33 Malven Avenue  
Manly

STONE



(NOT IN POSITION)

GROUND LEVEL



(NOT IN POSITION)

BASEMENT LEVEL



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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STONE



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