



12/37 The Crescent Manly, NSW



Spacious Apartment in Landmark Building with Iconic Views

Positioned on the 5th floor of the landmark 'Camelot' security building with spectacular uninterrupted harbour views from almost every window and just one common wall, this spacious three-bedder offers the ultimate buyer opportunity. Lived in and loved by one family for more than 30 years, the home is in a well-maintained original condition and presents exciting potential to renovate, update and capitalise on this incredible lifestyle location.

- Intercom security building with level lift access to door from street level and garage
- Windows on three sides allowing uninterrupted harbour and leafy district views
- Generous master bedroom with built-in robes and 'Jack and Jill style' ensuite bathroom
- Living/dining extending out onto sunny balcony with water and district views
- Huge second bedroom offering versatile use as an additional living area
- Combined bathroom/laundry with bath with overhead shower and built-in storage
- Spacious modern kitchen with electric cooktop and servery window to living

Inspect: Wednesday, 15th May 2024 10:00 - 10:30
Saturday, 18th May 2024 10:00 - 10:30

Auction: 01/06/2024 11:15 am

Price: Auction
Council Rates: \$324.00 p/q
Water Rates: \$171.00 p/q
Strata Rates: \$2,758.00 p/q



Louise Ashdown

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Chris Elliott

0410 416 066

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STONE



Internal Living: 129 sqm
External Living: 5 sqm
Total Living Area: 134 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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