



9/40 Burchmore Road Manly Vale, NSW

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## North-Facing Lifestyle Apartment

Nestled in a quiet tree-lined street, yet only minutes from shopping, cafes, parks and reserves plus B-Line bus transport and a level walk into Manly, this north-facing lifestyle apartment delivers true serenity in a central location that offers a high degree of convenience. Tucked to the rear of a well-maintained security block, this bright apartment features a modern kitchen and bathroom, generous bedrooms and the added advantage of a large common rooftop terrace with district views.

- Over-sized lock-up garage with storage
- Combined living and dining
- Covered north-facing balcony
- Two good-sized bedrooms, main with built-ins
- Renovated bathroom
- Internal laundry off kitchen
- Contemporary kitchen with breakfast bar
- Living with air conditioning and fan

**Price:** Contact Agent  
**Council Rates:** \$403.90 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$1,146.00 p/q



**Chris Elliott**

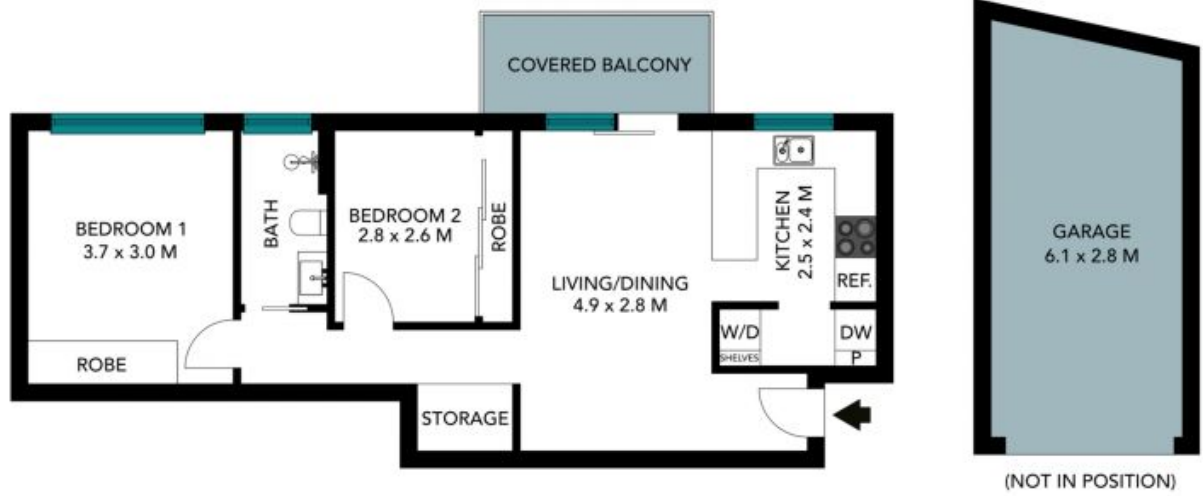
0410 416 066



**George Berry**

0424 866 353

9/40 Burchmore Rd  
Manly Vale



Internal Living: 51 sqm  
External Living: 5 sqm  
Total Living Area: 56 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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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.