

STONE



1/28 Addison Road Manly, NSW



## Character architecture and prestigious Eastern Hill location

Set in a boutique block of just three, this two bedroom, two bathroom home features 187sqm of stylish living space with high ceilings, timber floors, and charming archway details that create a warm and welcoming feel. The bright kitchen and dining area flow seamlessly to a peaceful lounge which flows out to a private, leafy garden with a sun-drenched courtyard ? ideal for alfresco dining and entertaining. Both bedrooms are generously proportioned and a dedicated home office space makes remote work effortless. Just a short stroll from Little Manly Beach and the ferry, this light-filled, house-like duplex offers the perfect blend of relaxed coastal living and contemporary convenience.

**Price:** Contact Agent  
**Council Rates:** \$621.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$2,511.00 p/q



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Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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.