



3/22-26 Addison Road Manly, NSW

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### 359sqm waterfront apartment with harbour views

A phenomenal single level harbourfront trophy home for downsizers, executive entertainers or families, this exclusive residence features an incredible sun drenched terrace space and enchanting harbour views forming its backdrop. Every room in this single level apartment is palatial, and whilst being comfortably modern, it offers scope to infuse your designer flair and create a truly amazing trophy home. Placed within a boutique building of six with near level access and a share jetty, its prestigious Eastern Hill address is a short walk to Manly's beaches, wharf and cosmopolitan lifestyle hub.

- To view by private appointment contact Adam Moore 0428 319 096 or Mark Skeens 0401 241 381
- Point blank harbour views reach over to Store Beach and Quarantine Beach
- Absolutely enormous living space with separate sitting, dining and study spaces
- Sliding glass doors open to an extensive sunlit harbourside entertainers' terrace
- Gourmet open plan granite kitchen with cocktail bar, electric induction cook top and dishwasher

**Price:** \$4,325,000  
**Council Rates:** \$1,408.00/year (approx)  
**Water Rates:** \$584.00/year (approx)  
**Strata Rates:** \$1,350.00 p/q



**Adam Moore**

0428 319 096



**Mark Skeens**

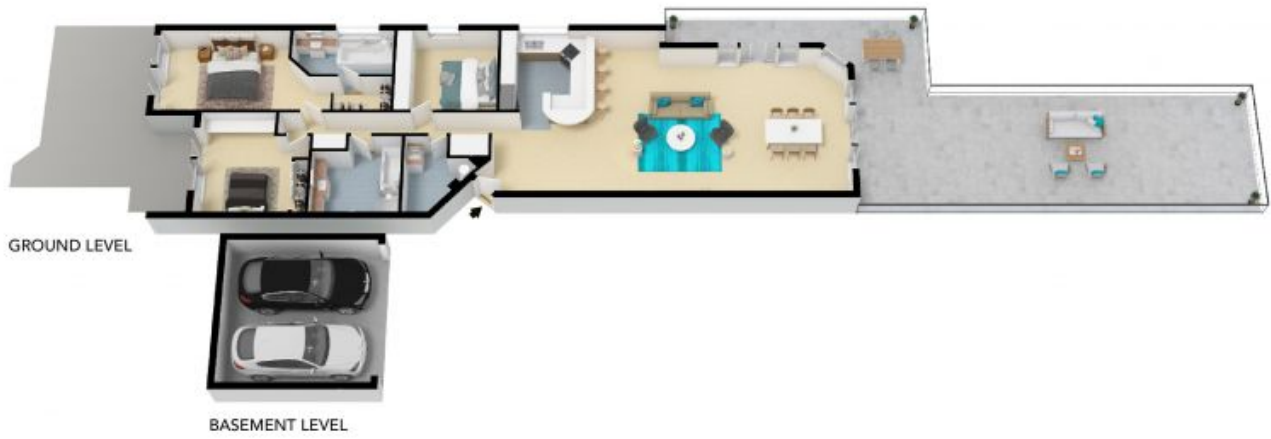
0401 241 381



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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