



10/8 Victoria Parade Manly, NSW



### Art Deco classic right by the village and beach

Offered for the first time in over 45 years this top floor art deco gem captures harbour views and is brimming with potential. In a world-class site flanked by Manly Cove harbour beach at one end of the street and iconic Manly surf beach at the other, this apartment occupies a truly glorious and peerless position.

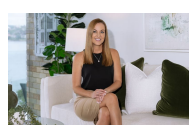
- Incredible potential to convert to a 2 bedroom (STA) and update to you own personal taste
- Amazing harbour vistas and sunlight all year round
- An idyllic beach pad or prime investment in an unbeatable lifestyle setting
- Literally footsteps to cosmopolitan eateries, shops and the beach at Manly Cove
- Only 300 metres from the city ferry terminal or the golden sands of Manly Beach
- Tightly held top floor position within the well-presented 'Rotorua'
- Leafy common courtyard with BBQ setting, share storerooms for bikes and boards

Council rates: \$382pq approx.  
 Water rates: \$160.18pq approx.  
 Strata rates: \$1,856.25pq approx.

Price: \$1,000,000



**Tim Mumford**  
0421 942 693

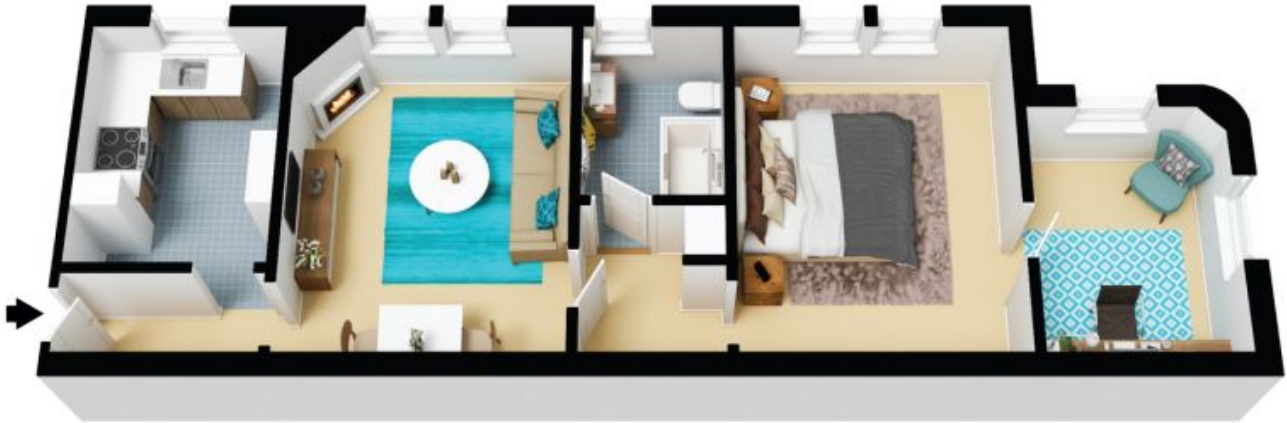


**Catherine Wilson**  
0421 966 570



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.

10/8 Victoria Parade  
Manly



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. 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.