



STONE



4/57 Campbell Parade Manly Vale, NSW

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## Luxury Tri-level Townhome Offering Lifestyle and Convenience

- Generous open plan living/dining extending out to private and leafy, paved courtyard
- Contemporary kitchen with stone benchtops, breakfast bar and Miele appliances with gas cooking
- Master bedroom with built-in robes, ceiling fan, shower ensuite and adjacent parents' retreat/study opening out onto private north-facing balcony with district outlook
- Two additional queen-sized bedrooms, both with built-in wardrobes and ceiling fans, one with private north-facing balcony; shared bathroom with separate bath and shower
- Ducted air conditioning and plantation shutters throughout
- Internal Laundry room with storage/guest powder room
- Two secure under-building parking spaces plus lock-up storage cage

**Price:** \$2,080,000  
**Council Rates:** \$403.00 p/q  
**Strata Rates:** \$1,493.00 p/q



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4/57 Campbell Parade  
Manly Vale



2nd Floor



1st Floor



Ground Floor



(NOT IN POSITION)

Internal Living: 112 sqm  
External Living: 39 sqm  
Total Living Area: 151 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.