



9/38 The Crescent Fairlight, NSW

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## Premium apartment with awe-inspiring harbour views

Set against a postcard-perfect harbour panorama with wide shimmering views through Sydney Heads to the ocean as its centrepiece, this exceptional apartment promises a lifestyle simply beyond compare. Boasting a prized top floor setting within a boutique building of nine, it features a remarkably bright and spacious layout, stylish modern finishes and a large covered harbour-view balcony. Step out the door and it is only footsteps to the harbourside pathway and a short scenic stroll to Manly's cosmopolitan cuisine scene, city ferries and pristine beaches.

- Unequivocally the best position in the block, harbour views from almost every room
- Intimate views across Manly Cove to Reef Beach and untouched national parkland
- Gaze out to ferries and yachts on the harbour and ocean liners floating out to sea
- Bright and breezy layout with east, south and west aspects, covers 131.9 sqm approx. on title
- Oversized living space with harbour views plus a large separate dining area
- Easy flow to a sizable covered balcony with a mirrored wall enhancing the views
- Spacious bedrooms with built-ins and harbour views, the main has an ensuite

**Inspect:** Saturday, 21st September 2024 1:00 - 1:30  
**Auction:** 28/09/2024 03:30 pm

**Price:** Price Guide: \$2,500,000  
**Council Rates:** \$615.30 p/q  
**Water Rates:** \$172.79 p/q  
**Strata Rates:** \$1,454.06 p/q



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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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