

116 Carlton Tce, Manly, QLD 4179

Sold - 20/12/2011

House 3 3 3



## 116 Carlton Tce Manly 1386m2 SOLD SOLD SOLD

116 Carlton Tce Manly 1386m2 on 2 lots, No DA required.

Calling all Developers & Investors, what a Unique opportunity to secure this prime blue chip property in prestigious Carlton Tce Manly with Amazing Marina & Bay views, surrounded by other high end properties . No need to get bogged down with a Council DA approval with this property it can be removed off the block saving thousands, time and frustration. ( this information is public Knowledge & can be seen on <http://www.brisbane.qld.gov.au/>) Currently tenanted this property offers a large home in original condition yet very clean & surprisingly many rooms are large & have a nice feel to them. All three bedrooms are very large with an extra study or dressing room attached making these bedrooms extra big, The main bedroom has an ensuite & there are a further 2 bathrooms in this home. The kitchen is not in original condition perhaps 70's or 80's style, not modern but still very tidy & workable.

There is a very big bottom floor rumpus room which currently offers a guest bedroom/ second living area (one of the 3 bathrooms is also on this level), next floor up has all 3 bedrooms, a separate study, ensuite & 2nd bathroom, a very large formal living area & a sun room. plus the kitchen.

There is also an Attic which is accesses by a pull down ladder, perhaps not the most practicle room although once you are up in the attic I will be able to show you the massing view potential that this property has to offer plus reminding you that this is not the average 810m2 double block rather 1386m2 on 2 lots.

The Sellers are realistic of the current Real Estate Market conditions & have priced this property at a price for a quick sale. So many unique opportunities so contact me now!

Inspections by appointment (Notice required)

### Open for Inspection

By Appointment.

### Property Features

- Manly 1386m2 on 2 lots,
- No DA required
- 3 Bathrooms
- Amazing Marina & bay views
- 3-4 Bedrooms
- Walk to the Village

### Listed By

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