

12/49 Gannon Ave, Manly, QLD 4179

Sold - 19/10/2024

Townhouse 3  2  1 



UNDER OFFER

Nestled within an impeccably maintained complex of just 34 townhouses, this property offers a unique blend of privacy and convenience, perfect for both investors and future homeowners. With attentive onsite management ensuring the grounds and the shared tropical-style inground pool are always pristine, this is a lifestyle and investment you can feel confident in.

Open for Inspection

By Appointment.

Located just a 15-minute stroll from the vibrant Manly foreshore, you'll enjoy easy access to a bustling café scene and shopping precinct. For commuters, the convenience is unmatched; Manly train station is less than a 10-minute walk, offering a seamless city commute, while Manly State School is also within walking distance, perfect for the morning drop-off.

This north-south facing townhouse boasts an ideal floorplan. The ground level features a master bedroom with an easy access bathroom, a central kitchen complete with a breakfast bar, and a formal dining room (currently used as a home office). A large air-conditioner services this whole area including the spacious family/lounge room which opens out to a covered alfresco area, perfect for relaxed outdoor living. The large, fully fenced yard is enclosed by a new colorbond fence at the rear & offers elevated views and total privacy.

Upstairs, you'll find two generously-sized bedrooms, both with built-in wardrobes & ceiling fans, along with a well-appointed second bathroom, completing this thoughtfully designed home.

Key Features:

- Long-Term Tenants in Place • Lease ending 20/10/2025
- Current Rental Return: \$620 per week
- Body Corporate Fees: \$1,313 per quarter
- Council Rates: \$1,925 per year
- Water Charges: Usage paid by tenants (\$1,350 per year)
- Ceiling Fans through out, security screens, doors, and automatic garage door
- Capital growth potential in a sought-after location

Whether you're looking to invest for future growth or move in later, this is an opportunity not to be missed. Inspect now! Open homes available!

Listed By

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