

**303/13 Whistler St, Manly, NSW 2095**

**Sold - 14/03/2024**

Apartment 2  2  1 



## Elegant, Sophisticated & Central

Located on the third floor of Manly's boutique apartment building, "Twenty95", is this spacious and well appointed apartment. Entry via the glass fronted foyer with its high ceilings and timber panelled walls, sets the tone of what is to come. The award winning internal design provides naturally light filled areas and a free flowing floorplan showcasing all of its modern conveniences.

### Open for Inspection

By Appointment.

Features include but are not limited to:-

- \* Open plan living areas flowing out seamlessly to the balcony
- \* Outdoor entertaining with movable privacy screens
- \* Two double bedrooms with glass fronted built-in wardrobes
- \* Main bedroom has an en-suite with heated towel rails plus large sliding doors open to give access to the balcony
- \* King sized second bedroom with glass fronted built-in wardrobes
- \* Main bathroom offers heated towel rails & large shower recess
- \* Two separate lock up storage cages include racks for surfboards
- \* State of the art car parking system

Eateries, transport hubs and a choice of options to spend your "down time" are all an easy level stroll away. Investors, downsizers, upsizers and lifestyle seekers will love this! We look forward to your enquiry and locating you in your new home...

Strata Levy: \$3,106.40 per quarter

Council Rates: \$ 293.40 per quarter

Water Rates: \$ 180.44 per quarter approximately

### Listed By

Andrew Reynhout

Phone: (02) 9977 8666

Mobile: 0412 324 400

