



12 Austral Ave, North Manly, NSW 2100

Sold - \$1,889,000

House 3  1 



## Entry Level Family Home with Secret Garden

A potential sleeping giant. This humble abode offers three comfortable bedrooms, and is ready for expansion. Located in a very quiet side street and adorned with a beautiful leafy outlook, this home could be so much more.

**Open for Inspection**

By Appointment.

- \* Three bedrooms, master with built-in and ceiling fan
- \* Polished timber floors throughout the living quarters
- \* High ceiling and freshly painted interiors
- \* Modern kitchen with ample cupboard space
- \* Open plan lounge, dining and kitchen
- \* Sliding doors to a large covered deck for entertaining and alfresco dining
- \* Multiple storage rooms under the house
- \* Carport and off street parking for a second car
- \* The gardens are a treasure trove, being established and private and with beautiful natural rockeries

The future scope for consideration would be to contemplate having a second level created below the entry level of the home. A tiered two level backyard with manicured gardens, winding paved walkways, and a place to enjoy the serenity.

The local amenities such as Nolan, Passmore and Millers Reserves, Warringah's Public Golf Course, primary and senior schools, Warringah Mall, buses to Manly, the CBD including the B-Line are all within walking distance.

Land Size: Approx 642 sqm

Additional Features:

- \* Whirlpool 5 burner gas stove
- \* Dishlex Dishwasher
- \* Built-in study nook
- \* Gas bayonet inside and outside
- \* Built in lounge bench seating with storage

### Listed By

James Smyth  
Phone: (02) 9905 4100

John Lang

