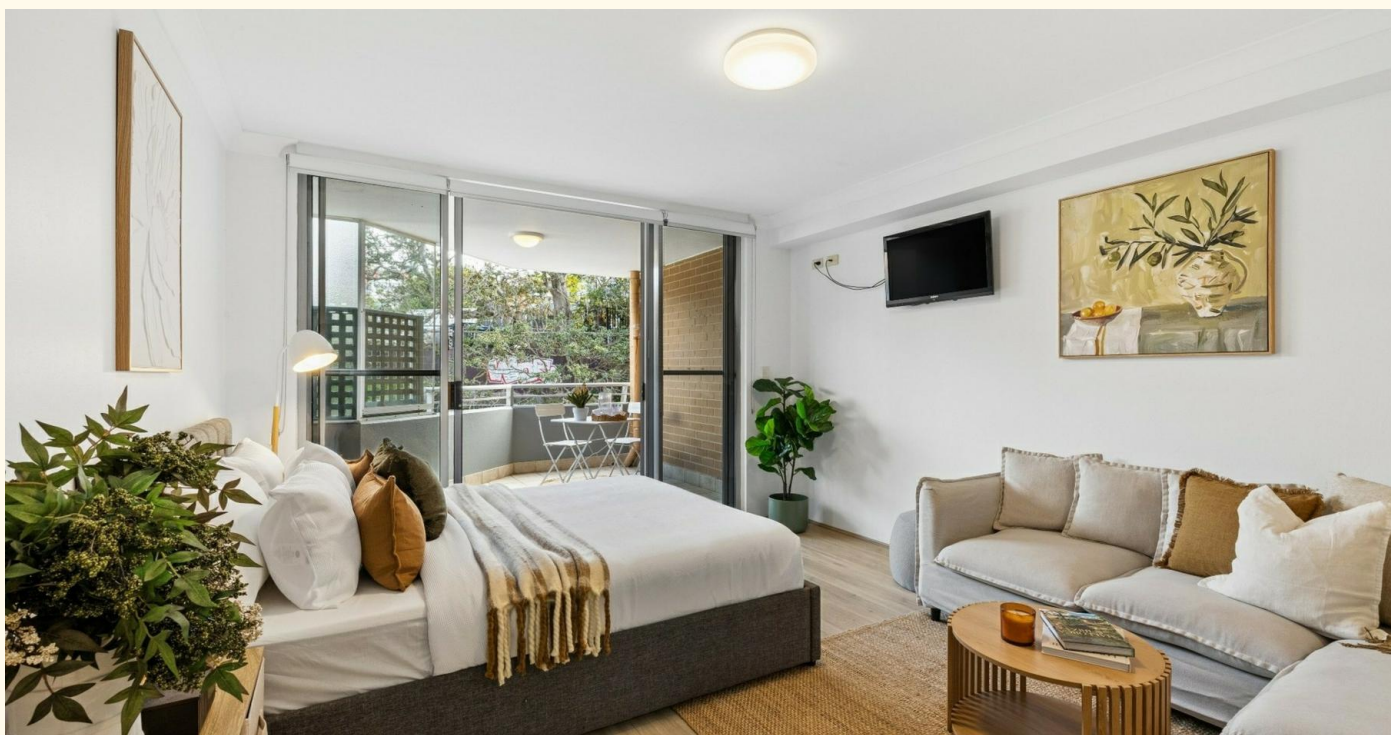




12/7-9 Pittwater Road, Manly

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Immaculate studio in the heart of Manly with investment flexibility and lifestyle appeal

An outstanding opportunity for investors and owner-occupiers alike, this well-presented studio combines low-maintenance living with an enviable location just 300m from Manly Beach.

For investors, the property offers broad rental appeal with the added flexibility to operate as a short-term rental/Airbnb. For owner-occupiers, it provides an effortless coastal base within easy walking distance of Manly's beaches, cafés, restaurants, The Corso and Manly Wharf.

Positioned at the rear of the building on the third floor of a secure building with lift access, the studio enjoys a peaceful setting with an abundance of natural light. The open-plan layout flows through full-height glass doors to a generous covered balcony, creating an inviting space to relax, entertain or enjoy the coastal atmosphere. A gas kitchen with island bench and recently renovated bathroom add to its appeal, while a valuable lock-up storage room provides additional convenience.

FOR SALE

Guide \$650,000

VIEW

Sat 26th Sep @ 9:45AM - 10:15AM

AGENTS

Tim Wirth
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AGENCY

LJ Hooker Seaforth
(02) 9948 7080

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Property features include:

- Short-term rental/Airbnb potential
- Secure building with lift access
- Generous covered balcony
- Gas kitchen with island bench
- Recently renovated bathroom
- Valuable lock-up storage room with easy access
- Internal laundry facilities
- maintenance living with strong tenant appeal

Perfectly positioned to enjoy everything Manly has to offer, with beaches, transport, dining, shopping and entertainment all within easy reach:

- 300m to Manly Beach
- 400m to City buses
- 650m to Manly Wharf & ferries

Whether you're looking for a smart investment with flexible rental options or your own low-maintenance beachside residence, this appealing studio presents an exceptional opportunity in one of Manly's most sought-after locations.

MORE DETAILS

Property ID	19KYF78
Property Type	Studio
Including	Intercom
	Close to Shops
	Close to Transport
	Lift Installed
	Security Access

Tim Wirth 0421 997 845

Principal | tim@ljhseaforth.com.au

Tori Hand 0431 615 911

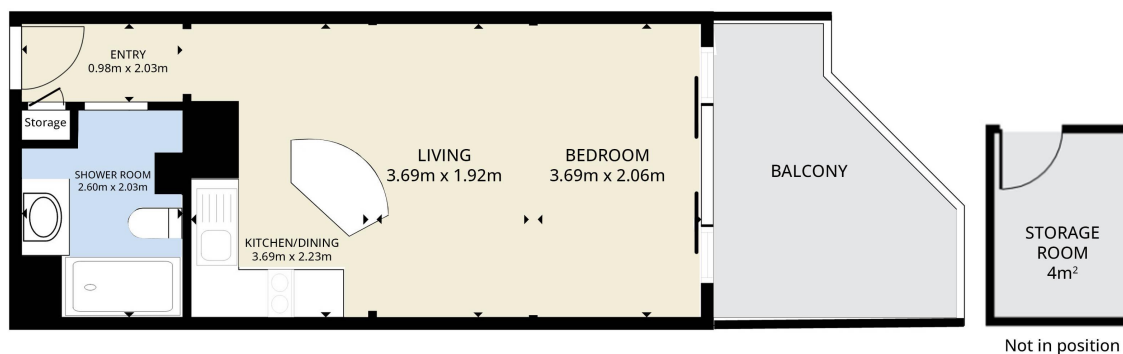
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PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY.
INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

APPROXIMATE AREAS	
Studio Area	40 sqm
Store Room	4 sqm
Total Area	44 sqm

 **LJ Hooker**
Seaforth