

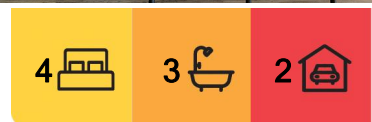


Manly, 379 Esplanade

PRIME WATERFRONT POSITION, THE ULTIMATE IN EXECUTIVE LIVING

Experience the epitome of waterfront living in this extraordinary property, where the water view takes centre stage. Whether you're enjoying quality time with friends and family on the expansive deck or unwinding in the spacious open plan living areas, the mesmerizing vista of the water will transport you to a state of pure bliss.

Nothing but blue skies and expansive views over Rose Bay and the Bay Islands. This exceptional executive residence captures the beauty, breezes and practicality of this highly sought after location. Wake up to spectacular sunrises and then sit back and relax with a wine after a long day, enjoying the sun gracefully disappearing below the horizon leaving behind a lingering sense of



For Sale

SOLD BY LEA-ANNE ROSSITER

View

ljhooker.com.au/BPDMF2S

Contact

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beauty and tranquillity. This pristine Manly residence accommodates all life stages and ages with our glorious Queensland weather and lifestyle in mind.

The 2.7m ceilings throughout gives this residence a sense of grandeur and luxury. Cleverly designed to suit an executive lifestyle, family living or retirement retreat, this contemporary four-bedroom, study and three-bathroom home exudes understated luxury and comfort and not forgetting the 2.4m² high-clearance two-car garage providing ample room for 4WDs plus a further two car spaces on site, offering practicality rarely seen on a 405m block.

Walking upstairs, you are greeted with a stunning, light-filled open plan lounge/dining boasting spaciousness and comfort where you can relax and unwind, while the lush carpets to all bedrooms offer cosiness and warmth. This level also incorporates a stylish well-designed kitchen, a full wall of integrated cabinetry, stainless steel appliances, a large bifold window acting as the perfect servery, and huge glass sliding doors that open to the beautiful deck, seamlessly blending indoor and outdoor living.

Also upstairs, the elegant master suite, nestled at the back of the home boasts an expansive layout, whilst the stunning ensuite, creates a spa-like oasis, offering a haven of indulgence and serenity. The walk-thru robe, seamlessly connected to the master suite, provides a stylish and functional space, adding an element of convenience and sophistication to the overall design. Another generous bedroom with built-in robe and luxe family bathroom is also on this level.

The lower level boasts a kitchenette, spacious living area opening out via large sliding doors to a private undercover alfresco area and backyard, perfect for the kids and pets to play or to just sit and relax. Two generous sized bedrooms, the fourth bedroom includes a split system air conditioner and remote roller blinds offering the utmost privacy, plus study, complete with built-in desk, bathroom and laundry also on this level. This space promotes a sense of togetherness, while also providing the flexibility for each individual to have their own personal space.

Property features Include:

- * 2.7m² ceilings
- * 2.4m² internal doors and wardrobes
- * Master suite, complete with stunning ensuite and walk-in robe
- * Three generous bedrooms with built-in robes
- * Generous entertaining deck, capturing panoramic water views
- * Plantation shutters, quality blinds and ceiling fans throughout
- * Luxury floor to ceiling tiles to all bathrooms
- * Daikin zoned air conditioning system
- * 900mm Ilve electric oven and gas cooktop, Bosch dishwasher
- * Plumbed fridge
- * Flexible floorplan, perfect for dual living
- * Hardwired security system Dahua Technology
- * Pull down UV 90% block out blinds and aluminium shutters on deck
- * Pull down UV 90% block out blind in downstairs alfresco area



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- * Stainless steel 316 marine grade balustrade throughout and on deck
- * Gas connection for BBQ on deck
- * 5.5kW solar system with 22 panels
- * 2.4m2 high-clearance 2 car garage, perfect for 4WDs and further room for 2 cars on site

An unbeatable location, just a short walk to the café precinct of Cambridge Parade where you will enjoy an array of boutiques, restaurants, and world class cafes. The Royal Esplanade, RQYS and public transport are also a short stroll, and this property falls in the Manly State School catchment area. The Brisbane CBD is a 30-minute drive, and the domestic/international airport is a 20-minute drive.

This property is truly a once in a lifetime opportunity and is sure to appeal to the astute buyer, so don't delay, contact Lea-Anne Rossiter to find out more information or arrange a private inspection.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

More About this Property

Property ID	BPDMF2S
Property Type	House
Land Area	405 m²
Including	Air Conditioning Deck Built-in-Robes Solar Panels

Lea-Anne Rossiter
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FIRST FLOOR



GROUND FLOOR

379 Esplanade,
Manly

4 3 2

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