



LJ Hooker Property Partners



Manly West, 43 Greta Street

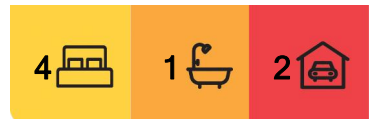
SOLD BY THE FLORENTZOS TEAM

This newly refurbished home is located walking distance to buses, Manly train station and a quick drive to reach the stunning stretch of Moreton Bay and the popular Esplanade which is home to the Manly Boat Club and Harbour, weekend markets and incredible recreational facilities.

Highlights include:

- Repainted inside & out including the roof, new garage doors, new bathroom vanity
- Double garage capacity plus workshop and multiple storage rooms under house
- Unique house design with flexible family layout
- Prime location close to multiple shopping centres, the bayside and transport

This well-positioned property presents the chance for new owners to further recalibrate the home to suit their immediate needs. Having been refreshed with new paintwork inside and out, a newly sprayed roof and updates to garage doors, you can move-in, add further



For Sale
Please Call

View
ljhooker.com.au/B2NTF4R

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Disclaimer: 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.

improvements, or utilise the huge 711sqm site to build your dream home - the possibilities are endless.

The unique house design includes character features like polished timber floorboards throughout with high ceilings and new ceiling fans in each bedroom and main living spaces. Decorative walls, with feature display niches, run the length of the hallway into the main light filled lounge.

From the lounge, through the generous dining room and into the original kitchen, offering a very functional design with timber veneer cabinetry to the bulkhead offering abundant storage including high pantry, plenty of drawers and cupboards. White tiled splashback and darker toned benches are complementary and there is ample space for meal preparation - complete with wall mounted oven, ceramic hob and extractor plus a double sink.

There are four bedrooms in total throughout the home which are all of good proportion and include built-in robes and fans for summer comfort. The central bathroom is enormous and has been updated with new vanity. It includes a large bathtub, with separate shower and toilet.

The lower level provides a value-add with the potential to renovate and create an entire living space that could eventually be set up for dual living if desired. Alternatively, a great area as a second lounge or kids rumpus, or home office. The adjoining entry foyer is wide and could serve as a study space if desired. Alternatively, the upstairs sunroom could also be used as a study room or additional living space.

With secure accommodation for two cars, plus a bike or trailer and new garage doors, this area provides excellent parking and includes a rear workshop area and two storage rooms which is ideal for tinkering.

There is also opportunity here for buyers to explore the multiple options available with this property. Some may wish to create a blissful family retreat that enjoys all the convenience and tranquillity this suburb brings, other may opt to remove and rebuild a new grand-scale house to suit this prestigious area, or simply invest, hold and rent out as is.

This bayside position comes with the added bonus of coastal breezes and an array of local parks and cafes along the popular Esplanade, with plenty of weekend activities for the family. With a wide selection of local public and private schools, close proximity to buses, trains and major shopping centres, and all on Brisbane's doorstep, the location is prime for future growth and value.

Be quick to enquire about this rare and exciting property! We welcome you to the next open home.

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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More About this Property

Property ID	B2NTF4R
Property Type	House
Land Area	711 m ²
Including	Study Toilets (1) Built-in-Robes Secure Parking Water Tank

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

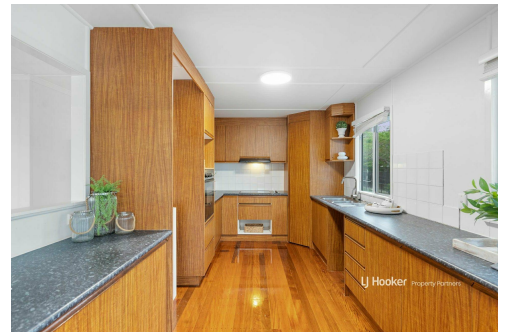
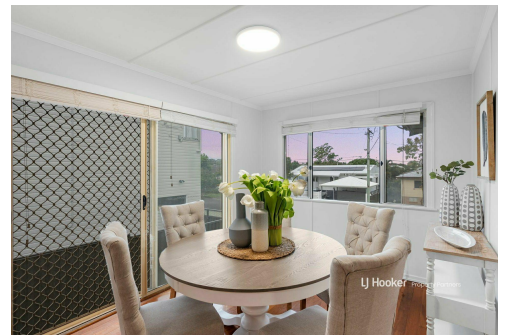
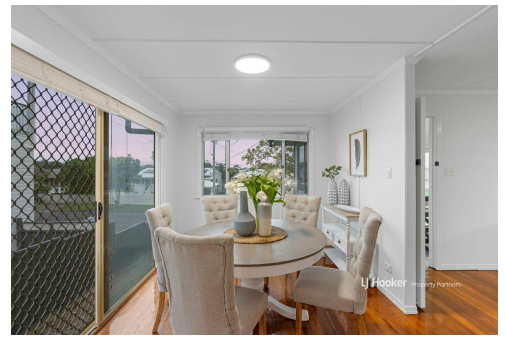
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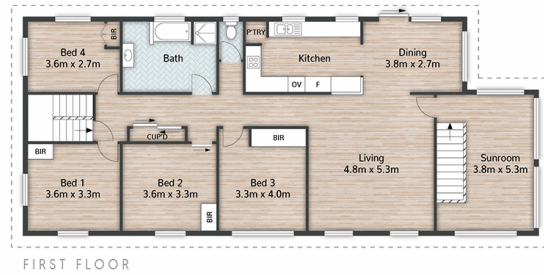
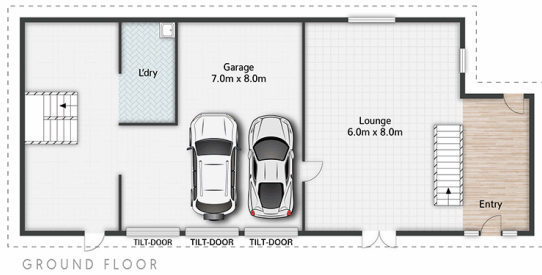
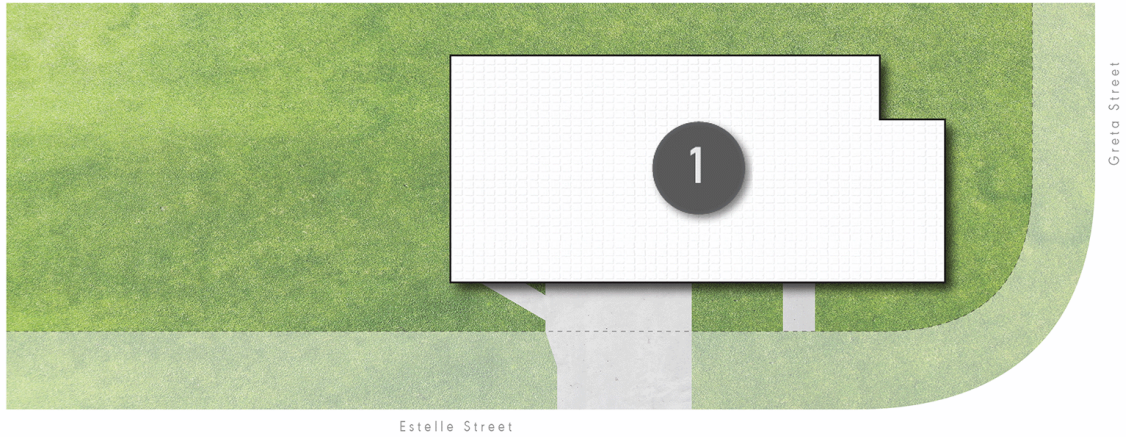
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LEGEND
| 1 RESIDENCE



43 Greta Street **MANLY WEST**

4 | 1 | 2 | 304m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.