



17 Manning Street, Manning Point

## Coastal Home with Versatility & Lifestyle Appeal

This well maintained, modern four bedroom home is sure to impress, offering space, flexibility and an enviable coastal lifestyle. Set across two generous levels, the property presents an outstanding opportunity to enjoy as a permanent residence, a relaxing holiday retreat, or with minor adjustments, a dual income investment.

Located in the peaceful seaside village of Manning Point - where the river meets the ocean - you'll have endless opportunities to enjoy fishing, boating, swimming, surfing, or simply relaxing with your toes in the sand.

### Upstairs:

- Three bedrooms with built-in wardrobes, including a master suite with walk-in robe and private ensuite
- Two of the bedrooms enjoy direct access to the verandah
- Stylish modern kitchen with ample storage and bench space, dishwasher, gas cooktop
- Light filled open plan living and dining area flowing onto two separate balconies with river glimpses
- Neat and tidy main bathroom with shower and toilet
- Ducted air conditioning

4 3 4

**FOR SALE**  
\$729,000

### AGENTS

Adam Stevenson  
0409 607 967  
a.stevenson@ljhooker.com.au

### AGENCY

LJ Hooker Old Bar Beach  
(02) 6553 7133

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.

LJ Hooker

Downstairs:

- Spacious fourth bedroom with built-in wardrobe and ceiling fan
- Expansive living and dining zone opening onto two outdoor areas
- Kitchen with electric appliances
- Double lock-up garage with internal access
- Excellent side access with second driveway leading to a carport and separate single garage/workshop complete with shower and toilet
- Low maintenance yard

Offering flexibility for extended family living, guest accommodation or additional income potential, this quality home is perfectly positioned to embrace the relaxed coastal lifestyle Manning Point is known for.

Contact Adam Stevenson today to arrange your inspection.

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- Approximate areas, distances, times
- Property was impacted by the 2025 floods

**MORE DETAILS**

Property ID	P6JF6X
Property Type	House
Land Area	461.6 m2
Including	Ducted Cooling
	Ducted Heating
	Dishwasher
	Built-in-Robes
	Council Rates \$3357 approx per Annum

**Adam Stevenson 0409 607 967**  
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**17 MANNING STREET, MANNING POINT**

Floor Plan measurements are approximate and are for illustrative purposes only.  
 Floor Plan by James Cause Photography jamescause.com

