

62 Greycliffe Street, Queenscliff

Lagoon-Side Living on a Rare 923sqm in the Heart of Queenscliff

Held and cherished by the same family for 60 years, 62 Greycliffe Street presents a truly rare lifestyle and landholding opportunity on an expansive 923sqm (approx.) parcel in one of the Northern Beaches' most tightly held enclaves. Versatility, scale and lifestyle define this exceptional offering.

Tucked away at the end of a quiet slip road, you are welcomed by a sun-drenched garden sanctuary and private courtyard, an idyllic spot to enjoy your morning coffee or unwind in the afternoon. At the rear, take in expansive views across Manly Lagoon and be captivated by dramatic sunsets over the water, with the tranquillity of the surrounding lagoon reserve creating a breathtaking natural backdrop. Private stairs lead directly to Aitken Reserve which runs along the water's edge, where mornings can begin with a kayak on calm lagoon waters or a leisurely stroll along the lagoon. Just moments from Manly Beach and a short walk to the ever-popular Freshwater Beach and Village, days unfold effortlessly, lace up your joggers for an oceanfront run along Manly Beach, enjoy an early swim or paddle at nearby surf breaks, or grab your snorkel and explore the crystal-clear

6 3 4

FOR SALE

Contact Agent

VIEW

Sat 21st Feb @ 1:30PM - 2:00PM

AGENTS

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waters of world-famous Shelly Beach and its protected aquatic reserve. While Manly's vibrant café and restaurant scene is only minutes away, the home remains peacefully removed, offering a rare sense of quiet and seclusion where the sounds of nature replaces the bustle of the beachfront.

Currently configured as an original top and bottom duplex, complemented by an additional one-bedroom apartment with separate side access, the property offers exceptional flexibility for multi-generational living, income potential, or future redevelopment (STCA) in a prized lagoon-side setting:

- Three-bedroom upper-level duplex
- Two-bedroom lower-level duplex
- One-bedroom upper apartment with separate side access

Built in the mid to late 1920's on sandstone foundations, the substantial home is solid and well maintained, showcasing the enduring charm and craftsmanship of a bygone era:

- Polished jarrah and cypress floors
- High ceilings with classic decorative mouldings
- Picture rails in several rooms
- A sunny 1970s extension introducing an open-plan kitchen, dining and living area flowing to the garden
- Choice of sun-soaked or shaded alfresco dining beneath established trees

Privacy, natural beauty and generous proportions are luxuries enjoyed in abundance at this remarkable address, presenting a unique opportunity that seamlessly combines lifestyle, location, scale and future potential in a truly rare lagoon-side offering in Queenscliff, where convenience is a defining feature.

- 200m to Aitken Reserve & Playground
- 350m stroll to Queenscliff Beach and bus services to Manly Wharf
- 650m walk to Freshwater Beach
- 900m to Express City Bus Stop
- 1.3km to Andrew 'Boy' Charlton Aquatic Centre and LM Graham Reserve
- 2.1km to Manly Wharf with direct ferry access to the city
- 3.6km to Warringah Mall
- Off-street parking for up to four cars
- Close to schools, playgrounds and sporting facilities

This exceptional property delivers the very best of the Northern Beaches lifestyle. Opportunities of this calibre are rare. Inspect without delay and discuss this outstanding offering with Tim, Glen and Tori.

MORE DETAILS

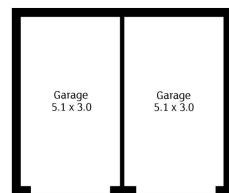
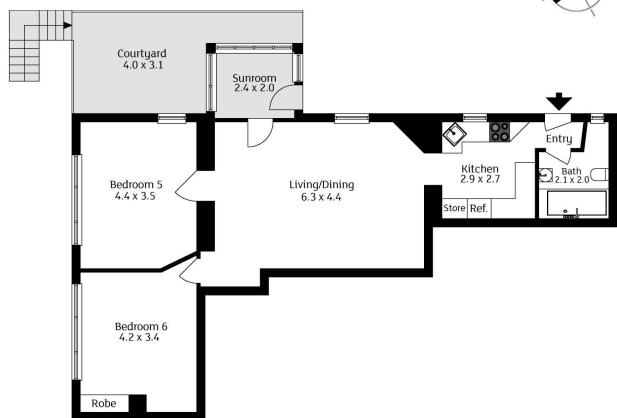
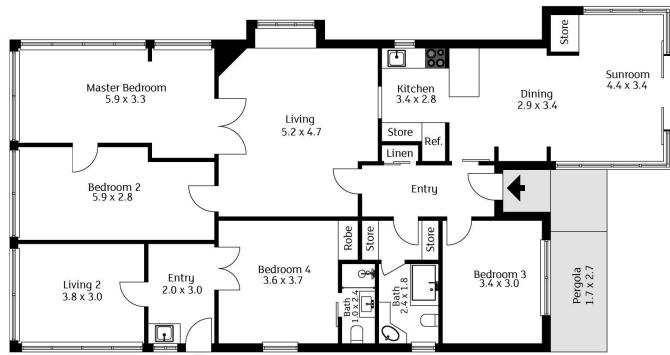
Property ID 19FDF78
Property Type House
Land Area 923 m2
Including Area Views
Car Parking - Surface
Water Views



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(Not In Position)

| APPROXIMATE AREAS | |
|-------------------|---------|
| Internal Area | 232 sqm |
| Total Area | 923 sqm |

**LJ Hooker
Seaforth**

Produced by **DIAKRIT**

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.