



**Raine&Horne**  
**Manly**  
**9977 5155**

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**109/48-52 Sydney Road, Manly**  
**"Waterside" - Studio Beach Pad**



**View** As advertised or by appointment

**Agent** Mark Madsen 0402 838 757  
 Toby Hutton 0414 719 141

Serving up an ultra-convenient cosmopolitan Manly lifestyle, this well-presented beach pad offers stellar positioning, only footsteps from iconic Manly Beach, Wharf and Corso, and with restaurants and cafes at your doorstep.

- Large window to draw in coastal breezes and maximise light, floating timber floors
  - Kitchenette, built-in cabinetry and wardrobe, full modern bathroom with bath
  - Complex facilities include plunge pool & gym, laundry room on each floor, air conditioning
- Located on the first floor and offering security lift access along with secure undercover parking, this package is complete and truly a fantastic find for the savvy first home owner or investor wanting to get a foot into the hot Manly market.

All information contained herein is gathered from sources we deem to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

# 109/48-52 Sydney Road, Manly



**Strata Manager:** Mason and Brophy - 02 8978 3000  
**Strata Levies:** \$1,663.17 approx p/q  
**Council Rates:** \$373.05 approx p/q  
**Water Rates:** \$174.26 approx p/q  
**Total Size:** 34sqm

## STRATA INSPECTION 109/48-52 Sydney Rd, Manly

Strata Inspection has conducted an independent inspection of the Owners Corporation records for the above property on 13/10/16.

Prospective purchasers and/or their solicitors may purchase a copy of the report available via email at a cost of \$220 (inclusive of GST) by calling our office on 0423 098 648. It should be noted that this price is a discounted \$80 from our standard price.

A strata inspection report is invaluable to any intending purchaser wishing to obtain an insight into important matters involving the building which would not otherwise be available.

It includes information about current and past Levies, financial position of the body corporate, special levies, litigation, taxation, minutes of past meetings, notices and orders, alterations and additions, animals, past building work and other notable matters.

We hold current professional indemnity insurance & our reports are designed especially to assist purchasers and/or their solicitors to make an informed decision regarding the purchase of a property.

stratainspection@outlook.com  
PO BOX 663  
MONA VALE NSW 1660  
www.stratainspection.com.au  
0423 098 648  
ABN 21 165 059 683