



2/4 Campbell Parade Manly Vale, NSW

2 bed | 2 bath | 1 car

## Boutique ground-floor apartment surrounded by lush parklands

Delivering quintessential northern beaches living, this impressive 117sqm on title ground-floor apartment basks in a desirable tree-lined street, footsteps from Passmore Reserve. Set within a boutique full brick block of only 12 apartments, from here you're surrounded by picturesque reserves, footsteps to B-line city bus services and only minutes from Queenscliff Beach and Warringah Mall. Boasting a generously-proportioned travertine entertainer's terrace, the spacious floor plan also allows for clear separation between the living spaces and well-appointed bedrooms. Highlighted by a secure lock-up garage, this peaceful yet ultra-convenient pocket is a leisurely stroll to Manly Vale Public School, steps from Mackellar Girls High and in close proximity to local shops, caf- s and that coveted coastal lifestyle.

- Ground-floor apartment surrounded by parks and just moments from beaches
- Light-filled living flowing to a large travertine terrace perfect for entertaining
- Modern stone kitchen fitted with a stainless steel gas cooktop and dishwasher
- Bright and spacious bedrooms with robes, ensuite with combined bath/shower
- Internal laundry, ample storage, secure intercom entry and minimal stair access
- Secure lock-up garage and easy access to schools, shops, beaches and caf- s
- Well-maintained full brick security complex footsteps from verdant parklands
- Kids will love the bike track and enclosed playground at Passmore Reserve
- Stroll to B-line city buses, Manly Vale Public School and Mackellar Girls Campus
- Tightly held boutique block perfect for families, downsizers and couples alike

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