



### 33 Ocean Road Manly NSW

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Retaining the grace and grandeur of its Federation lineage throughout a stylish contemporary reimagining, this sumptuous semi provides a readymade haven with future potential to extend (STCA) and further capitalise. Placed on 215sqm with rear gardens and handy rear lane access, it is nestled atop Manly's exclusive Western Hill within a stone's throw of Manly Beach, the wharf and the buzz of the village.

**Land Size** : 215 sqm  
**View** : <https://www.firstnationalmanly.com.au/sale/nsw/northern-beaches/manly/residential/semi-detached/6695212>

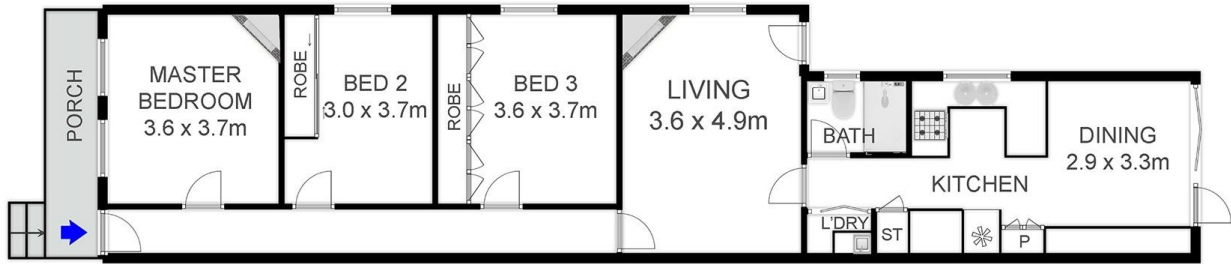
- ? Elegant facade with a leaf-screened timber-posted verandah
- ? Entrance hall, high ceilings, picture rails and timber flooring
- ? Generous light filled living space with cosy gas fireplace
- ? Large tiled dining room with built-in side bar and cabinetry
- ? Glass bi-folds open to a private, level, sunlit rear



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SITE PLAN

APPROX INTERNAL AREA - 91.8m<sup>2</sup>

LAND SIZE - 215m<sup>2</sup>

This floorplan is for illustrative purposes only and should not be taken as an exact representation of the property. Measurements and aspect are approximate only and may not be to scale.

