1/72B West Street, Balgowlah, NSW 2093
Apartment For Sale

Wednesday, 12 June 2024

1/72B West Street, Balgowlah, NSW 2093

Bedrooms: 3   **Bathrooms: 1**   **Parkings: 1**   **Type: Apartment**

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Auction

Auction: 29th June 2024FIND. Bathed in sunlight, this freshly updated lower duplex enjoys a north aspect across its main living area, master bedroom and outdoor area. It features a private landscaped garden and covered deck extending from the living area, ideal for relaxing or entertaining. Repainted throughout and with plush new carpet and lighting this home is move-in ready. With its ideal location in a prized Balgowlah pocket, you are just a short walk to shops, major supermarkets, and transport. LOVE. Stepping inside, the living area is illuminated with northerly light, creating an inviting space that flows effortlessly to the outdoors. With three spacious bedrooms, each featuring built-in robes and ceiling fans, comfort and storage are plentiful. The master bedroom overlooks the garden through north-facing windows, while the second bedroom includes a built-in desk and shelving, perfect for a home office. Complete with a fully equipped kitchen, undercover parking and a lovely community of neighbours, this home is the ideal next step.- Three bedrooms, all with built-in robes and ceiling fans- Master bedroom with north-facing windows and garden views- Second bedroom with built-in robe, desk, and shelving- Private living zone flowing to a large, north-facing deck with a covered section for alfresco dining- Kitchen with electric cooking, ample storage, and a lovely outlook to the communal herb garden- Large and modern bathroom with a separate bath and shower- Recently repainted throughout with plush new carpet and lighting- Landscaped gardens with garden beds and a variety of tropical plantingLIVE. Embrace a lifestyle of convenience and tranquillity in this prime Balgowlah location. Just a short stroll to Stockland shopping centre for all your retail and dining needs. Families will also appreciate the proximity to numerous parks, schools and childcare amenities. For outdoor enthusiasts, popular North Harbour Reserve, Forty Baskets Beach, and the scenic Manly Walkway are just minutes away, providing endless opportunities for recreation and relaxation. Just moments from transport links along Sydney Road, this fresh and vibrant duplex offers the ultimate in Northern Beaches living.RATES/SIZE:Water rates: Approx $219.52 pqCouncil rates: Approx $403.90 pqStrata rates: Approx $1,680.00 pqSize: Internal + Courtyard Approx 124sqmCarport Approx 13sqmTotal Approx 137sqmABOUT THE AREALocal Transport:- Buses to city CBD, Westfield Warringah Mall and surrounds- Manly Wharf ferries to Circular QuayABOUT THE AREALocal transport:- Buses to city CBD, Chatswood, Westfield Warringah Mall and Manly.Shopping and Dining:- Stockland Balgowlah shopping centre and Balgowlah village provide a choice of cafes, shops and restaurants.Schools:- Manly West Primary School- St. Cecilia´s Catholic Primary- Balgowlah Boys High- Mackellar Girls CampusWHAT OWNER LOVES - The sun-filled living area seamlessly blending indoor and outdoor spaces, making for easy entertaining on the private deck.- The complete privacy from neighbours, complemented by the ambience of the leafy garden with its mix of tropical planting.- Ultra convenient location with Aggie's Corner close by for coffee and weekend brunch, Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, Cunninghams makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes. Some images show virtual styling.