

# 1 Waratah Street, Balgowlah, NSW 2093

STONE

## Sold House

Tuesday, 15 August 2023

1 Waratah Street, Balgowlah, NSW 2093

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 610 m2

Type: House



Chris Elliott  
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**\$4,580,000**

A seamless fusion of timeless character and contemporary comfort, this charming family home has been renovated and extended to offer all the conveniences of modern life enhanced by beautifully-preserved original period detail. The contemporary addition delivers open concept family living to connect interiors to the spacious sunny backyard complete with generous covered deck with district views, in-ground pool and terraced level lawns together with low maintenance gardens for relaxed family living and entertaining. - Graced with gorgeous period features including high patterned ceilings, picture rails, and -stunning leadlight windows and doors; sandstone foundations and shingle-skirted bay windows- Contemporary Caesarstone kitchen with freestanding Ilve enamelled double oven and seven-burner gas cooktop - Casual living and dining adjacent to kitchen and flowing out onto generous covered entertaining deck with ceiling fan- Elegant formal living with leadlight bay window and double leadlight doors- Character bathroom with bath and overhead shower- Three double-sized bedrooms plus versatile fourth bedroom/sunroom/nursery or home office - Contemporary oversized second bathroom and combined laundry; loft storage- Lock-up single garage with additional driveway parking - Positioned for optimum convenience in a wonderfully peaceful yet central lifestyle location - Property comes with CDC approved plans for a Torrens title duplex, offering future investment potential